

SUBDIVISION COMMITTEE

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Regular Meeting -- June 10, 1968

PRELIMINARY PLANS

C8-61-33 Emerald Forest - Revised
 South First Street

The staff reported that this subdivision is commercial and residential and is classified as urban. It is located on South First Street and consists of 78.59 acres with 303 lots, the average lot size being 65 feet by 115 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 - Not represented.

Planning Department comments are as follows:

1. Recommend all of subdivision west of proposed Emerald Forest Drive and the area south of Williamson Creek be held in abeyance pending revision of these areas.
2. Variance required on length of Block J. Recommend variance be granted due to reasons of topography.
3. Lot lines in Blocks A and H required to be extended at the center of the drainage easement.
4. Lots subject to flooding cannot be approved in final form. (Lots 5-12 Block C and Lots 5 and 6, Block A.)
5. Round corners at intersection of South First Street and Lansing Drive.
6. Oral report to be given at meeting concerning alignment of Emerald Forest Drive in relation to the Missouri-Pacific Railroad property.
7. Compliance with departmental requirements.

After further discussion, the Committee then

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

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C8-68-21 Westover Hills, Section 5 - Revised
Currywood Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Currywood Drive and consists of 8.73 acres with 24 lots, the average lot size being 85 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available. Lots at northern end of subdivision may have to be served with sanitary sewer lift station.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements maybe required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Twenty-five foot setback lines required on cul-de-sac sites of Lots 3, 7 and 9.
2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section 5, Revised, subject to the conditions listed above.

C8-68-46 Northwest Hills, Section 12
Greystone Drive and Rockcliff Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Greystone Drive and Rockcliff Drive and consists of 51.90 acres with 117 lots, the average lot size being 100 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.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.
5. Traffic and Transportation Dept. - Recommend 20 foot radius on intersection of Rockcliff at Greystone.

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C8-68-46 Northwest Hills, Section 12--contd.

Planning Department comments are as follows:

1. Variance required on length of Block M, P and H. Recommend variance be granted due to reasons of topography and the fact that adequate circulation is being provided.
2. Suggest that Cliffside Cove be shortened.
3. Full right-of-way required for the intersection of Rockcliff Drive and the street shown on the plat as "A" street prior to platting of Lot 17, Block H.
4. Cul-de-sac required at north end of Piedra Path.
5. The sections of Greystone Drive and Rockcliff Drive between Mesa Oaks, Phase 4 and this subdivision required to be dedicated to provide access to this subdivision.
6. Portions of Lots 3, 7 and 8, Block I included in this platting are required to be developed in conjunction with adjoining property to the west.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, Section 12, subject to the conditions listed above and granting a variance on length of Block M, P and H.

C8-68-47 Northwest Hills, Section 13
North Hills Drive and Allan Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on North Hills Drive and Allan Drive and consists of 25.6 acres with 56 lots, the average lot size being 90 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 | - Additional drainage easements may be required. |
| 4. Public Works Department | - Not represented. |

C8-68-47 Northwest Hills, Section 13--contd.

Planning Department comments are as follows:

1. Variance required on length of Blocks G and M. Recommend variance be granted due to reasons of topography and abutting property being platted.
2. Lot 33, Block M required to be platted as a portion of Lot 29, 30 or 32 inasmuch as this lot has no street frontage.
3. Recommend property trade between developers and W. H. Campbell to eliminate the unuseable triangle between Lot 28, Block M, Knollwood Drive and Campbell property.
4. Cul-de-sac required at south end of Sumac Drive and Shadow Mountain Drive unless adjoining subdivision is platted prior to or simultaneously with final platting of this subdivision.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, Section 13, subject to the conditions listed above, and granting a variance on length of Blocks G and M.

C8-68-48 Country Club Gardens
Montopolis Drive and Fairway Street

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located on Montopolis Drive and Fairway Street and consists of 74.5 acres with 232 lots, the average lot size being 55 feet by 120 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water available. Sanitary approach main required for service. Off-site easements required. Need more contours information. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Additional contours and drainage easements required. |
| 4. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Full right-of-way (90 feet) required for Grove Boulevard prior to final platting of adjoining lots.

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C8-68-48 Country Club Gardens--contd.

2. Full right-of-way (60 feet) required on Fairway Street prior to final platting of adjoining lots.
3. Recommend revision of plan to extend Delaney Court into Donnelly Terrace to eliminate the necessity for a variance on the length of a dead-end street.
4. Recommend modification of plan to eliminate the facing of Lots 73-81 onto Grove Boulevard.
5. Variance required on block lengths. Recommend variance be granted inasmuch as adequate circulation is being provided.
6. Fifteen foot building setback lines required from side streets for all corner lots.
7. Additional contours required.
8. Alternate residential layout required for commercial tract.
9. Approval of this plan does not constitute approval of zoning required for proposed uses.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COUNTRY CLUB GARDENS, subject to the conditions listed above and granting a variance on the block lengths.

C8-68-49 Scenic Brook West
U. S. 290 and State Highway 71

The staff reported that this subdivision is residential, apartments, commercial and for a church and is classified as suburban. It is located on U. S. 290 and State Highway 71 and consists of 129.62 acres with 227 lots, the average lot size being 100 feet by 130 feet.

The staff reviewed the following department comments:

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| 1. Water and Sewer Department | - Water available from Water District #9. Annexation to district required. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required and possible lot line changes. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Not represented. |

C8-68-49 Scenic Brook West--contd.

Planning Department comments are as follows:

1. Variance required on length of Block A, B, C, F, J, L and N. Recommend variance be granted due to reasons of topography and low density.
2. Recommend Scenic Brook Drive be widened to 70 feet in width.
3. Recommend modification of the intersection of Scenic Brook Drive and Oak Meadow Drive.
4. Recommend Little Meadow Circle be shortened.
5. Full right-of-way required on Hill Meadow Drive prior to final platting of Lots 1 and 2, Block H.
6. Cul-de-sac required on Silver Dale Drive, Harvest Lane, Oak Forest Drive and Dawn Ridge Circle.
7. Lot lines adjacent to drainage channel required to be extended to the center of the easement.
8. Alternate residential layout required for commercial and apartment tract.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SCENIC BROOK WEST, subject to the conditions listed above and granting a variance on length of Blocks A, B, C, F, J, L and N.

C8-68-50 Pecksho Heights
South First Street south of Dittmar Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on South First Street south of Dittmar Lane and consists of 15.97 acres with 39 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 #5. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

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C8-68-50 Pecksho Heights--contd.

Planning Department comments are as follows:

1. Recommend modification of plan to the extent of providing a stub street into the adjoining property to the west in the vicinity of Lot 3, Block B.
2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PECKSHO HEIGHTS,
subject to the conditions listed above.

C8-68-51 Willow Springs
Woodward Street

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on Woodward Street and consists of 41.41 acres with 45 lots, the average lot size being 70 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer adjoined to site and are available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Show proposed uses of subdivision.
2. Recommend that preliminary plan include all of the tract of land under this ownership.
3. Recommend revision of a portion of the area covered by schematic plan as indicated on plat review print.
4. Annexation and zoning required for the uses proposed prior to approval of final plat.
5. Variance required on length of Blocks A and C. Recommend variance be granted due to reasons of topography and the adjoining industrial property to the south.
6. Full street required.
7. Compliance with departmental requirements.

C8-68-51 Willow Springs--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WILLOW SPRINGS, subject to the conditions listed above, granting a variance on length of Blks. A and C.

C8-68-52 Georgian Estates
Georgian Drive and Cripple Creek Court

The staff reported that this subdivision is fourplex and apartments and is classified as urban. It is located on Georgian Drive and Cripple Creek Court and consists of 10.06 acres with 23 lots, the average lot size being 68 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available. Sanitary sewer approach main and easement required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Clarification of area between Lots 2, 4 and 6 and Georgian Drive.
2. Cul-de-sac required at north end of Guadalupe Street.
3. Cul-de-sac required at south end of Guadalupe Street unless Guadalupe Street is dedicated through the adjoining property to Powell Lane.
4. Approval of this plan does not constitute approval of zoning required for uses proposed. (Recommend withdrawal of current zoning application and resubmission of a new zoning request.)
5. Compliance with departmental requirements.

After further discussion, the Committee then

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

SHORT FORM PLATS - FILED AND CONSIDERED

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-68-93 Louis L. Eckert Subdivision
Blue Goose Road west of U. S. Highway 290
- C8s-68-98 Cloister C. Miles Resub.
Jones Road and Manchaca Road
- C8s-68-99 The Gatliff Addition
U. S. Highway 183 and Duval Lane
- C8s-68-82 Kings Subdivision, Resub.
Pecan Springs Road
- C8s-68-87 Hancock Park Annex
Red River and Duncan Lane

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 the following short form plats:

- C8s-68-96 Fiskville School Addition Resub.
Elliot Street east of Lamar Boulevard
- C8s-68-97 Lakewood Park, Section 5
Creekbluff Drive at Crossmeadow Drive

C8s-68-95 Wages - Davis - Sturdivant - Center
Terry-O-Lane and Ben White Boulevard

The staff recommended disapproval of this short form plat pending the 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 WAGES - DAVIS - STURDIVANT - CENTER, pending required fiscal arrangements and granting a variance on the signature requirement of the adjoining property owner.

C8s-68-75 Wesley Addition
Post Road Drive and South Congress Avenue

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 WESLEY ADDITION, pending completion of departmental reports.

C8s-68-94 Rosell's Subdivision
Pecan Springs Road

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 ROSELL'S SUBDIVISION, granting a variance on the signature requirement of the adjoining property owner.

C8s-68-81 Texas Butane Dealers Association
Interstate Highway 35

The staff reported that the applicant has requested a withdrawal of this short form plat and recommended that it be accepted. The Committee then

VOTED: To ACCEPT the WITHDRAWAL of the short form plat of TEXAS BUTANE DEALERS ASSOCIATION.

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-68-90</u>	<u>Walnut Hills, Section 5</u>
	Northeast Drive at Vioitha Drive
<u>C8s-68-10</u>	<u>Buckingham Place, Section 2</u>
	Cooper Lane and Elhart Lane
<u>C8s-68-83</u>	<u>7-Eleven Subdivision</u>
	Manor Road
<u>C8s-68-91</u>	<u>Holiday Heights, Section 1 Resub.</u>
	Duval Street
<u>C8s-68-92</u>	<u>Jackson Terrace No. 2 - Amended</u>
	Ohlen Road and Bowling Green Drive