

SUBDIVISION COMMITTEE
Regular Meeting -- October 28, 1968

PRELIMINARY PLANS

C8-68-13 Tejas Plaza - Revised
Cobblestone Place and State Hwy #71

The staff reported that this subdivision is located on Cobblestone Place and State Highway #71. It is classified as urban with 15.94 acres and 44 lots, the average lot size being 100 feet x 120 feet. The proposed uses are duplex, apartments and commercial.

The staff reviewed the departmental comments as follows:

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|-----------------------------------|---|
| 1. Water and Sewer Department | - Water and Sewer are available. Show existing easements along Hwy #71. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Zoning change required on the area shown in blue on Plat Review Print from "GR" to "B" to make zoning boundary correspond to subdivision property lines.

The applicant stated that a legal description has been prepared but does not know if the application has been filed.

2. Show block numbers to avoid duplication of lot numbers.
3. Round corner at the intersection of Cobblestone Place and State Highway #71.
4. Show building lines on plan.
5. Radii for both cul-de-sac required to be 60 feet.

The engineer, Ralph Harris stated that he preferred not to do so. He pointed out that if he did so, the cul-de-sac would run into the "A" Residence and thereby creating a problem in relation to the duplex lots. He requested that the radii be left 50 feet with 100-foot diameter street.

Mr. Foxworth then stated that he would go along with the variance but that the applicant maintain a 10-foot curb basis around the cul-de-sac on both streets.

6. Recommend Cobblestone Place intersect Brandt Drive at more of a right angle for better control of intersection.

C8-68-13 Tejas Plaza--contd.

Mr. Harris indicated that this could probably be worked out.

7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of TEJAS PLAZA - REVISED as submitted subject to the conditions outlined above, granting a variance on the 60-foot radius requirement for the cul-de-sac, and provision for a standard 10-foot curb basis on all portions of both streets.

C8-68-37 Battle Bend Springs - Revised
I. H. 35 and Battle Bend Boulevard

The staff reported that this subdivision is located on Interregional Highway 35 and Battle Bend Boulevard. It is classified as urban with 41 acres and 103 lots, the average lot size being 75 feet by 120 feet. The proposed uses are residential and commercial.

The staff reviewed the departmental comments as follows:

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| 1. Water and Sewer | - Water and Sewer are available.
Approach main and off-site
easement required for water.
Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required.
Possible underground construction. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Recommend disapproval of the two tracts indicated for commercial use pending annexation and zoning.

Mr. Foxworth stated the applicant has the current annexation request working and that the zoning application will be forthcoming.

2. Show complete boundary survey.
3. Full right-of-way (50 feet) required for Spanish Bluff Road prior to final platting of lots 15-18, Block B.

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

Mr. Foxworth pointed out that the adjoining owner would have to dedicate the other half of the street or the owners would have to pull the entire street within the confines of the subdivision, as the Subdivision Ordinance prohibits approval of lots abutting a half street.

4. Area reserved for park should be included in a future final plat as a part of the original tract.
5. Drainage easement at rear of lots 1-9, Block A required to be a part of such lots or a part of proposed commercial area when platted.
6. Access to proposed park should be extended to Battle Bend Boulevard between residential and proposed commercial.

Mr. Foxworth stated that the original plat shows an access point to a possible future street which is in the proposed commercial area. If the zoning is obtained, the alternate street will not be put in. This would mean that the indicated access would not provide access to the park. He pointed out that it should be extended to Battle Bend Boulevard.

7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plans of BATTLE BEND SPRINGS - REVISED, subject to the conditions outlined above.

C8-68-99 Brookwood Park Resubdivision Lot 1
Manchaca Road

The staff reported that this subdivision is located on Manchaca Road and is classified as urban with 1.44 acres and 6 lots, the average lot size being 80 feet by 100 feet. The proposed use is apartments.

The staff reviewed the departmental comments as follows:

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| 1. Water and Sewer | - Water and Sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Plat complies. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Show name for cul-de-sac.
2. Variance required on radius of cul-de-sac.

C8-68-99 Brookwood Park Resubdivision Lot 1--contd.

Mr. Foxworth stated that this was a 50-foot radius cul-de-sac coming from a 60-foot right-of-way. The developer requests a variance not to provide a 60-foot cul-de-sac because the property is zoned "O" Office. The use is apartments, and he is planning to utilize the individual lots for fourplex use. Mr. Foxworth stated that Mr. Bush, the surveyor, figured that provision of the 60-foot cul-de-sac would mean deletion of one lot.

Mr. Foxworth further stated that normally, the department would recommend that the zoning be reverted to "B" Residential; however, there are legal complications involved in this recommendation. Therefore, the question before the Committee is not in relation to the proposed use but to the existing zoning which is "O" Office and to the consideration of the variance of the cul-de-sac.

3. Zoning change from "O" to "B" should be considered.

Mr. Foxworth pointed out that since the proposed use is apartments, the Committee could recommend the variance and also include a change of zoning to "B" Residence. However, should they decide to retain the "O" Office zoning, the cul-de-sac should be 60 feet.

Mr. Stevens pointed out that "B" zoning may not be proper zoning because the surrounding land is zoned "O".

The applicant stated he was agreeable to revert the zoning to "B".

4. Identify whether right-of-way for Manchaca Road is dedicated or is being dedicated by this subdivision.

Mr. Foxworth indicated that this has already been dedicated.

5. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plans of BROOKWOOD PARK RESUBDIVISION OF LOT 1, granting the variance of the cul-de-sac subject to the zoning change, and subject to the conditions outlined above.

C8-68-100 Congress Park
Rundberg Lane west of I. H. 35

The staff reported that a letter from the developer requesting withdrawal had been received and that they recommended acceptance of the withdrawal.

The Committee therefore

VOTED: To ACCEPT the withdrawal of the preliminary plan of CONGRESS PARK.

C8-68-101 Reagan Hill

Cameron Road at Coronado Hills Drive

The staff reported that a letter from the developer requesting withdrawal had been received and that they recommended acceptance of the withdrawal.

The Committee therefore

VOTED: To ACCEPT the withdrawal of the preliminary plans of REAGAN HILL.

C8-68-102 North Acres, Section 4

Walnut Bend Road north of Hollybluff

The staff reported that this subdivision is located at Walnut Bend Road north of Hollybluff. It is classified as suburban with 11.89 acres and 29 lots, the average lot size being 85 feet by 130 feet. The proposed use is residential.

The staff reviewed the departmental comments as follows:

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| 1. Water and Sewer | - Water is available from Water District #7. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Recommend modification of plan as indicated on Plat Review print.

Mr. Foxworth pointed out that the extremely long cul-de-sac would require a variance. In addition, it makes more than a right angle turn which creates the inability to see that it is a dead end street. The modification allows for the same amount of streets and the same number of lots as the original.

Mr. Watts stated that he preferred to stick with the original plan. He explained that the topography of the land restricted to some extent the laying out of the streets and cul-de-sac. The original plan gives the greatest number of uniformly shaped lots and gives the subdivider the greatest efficiency of the area.

Mr. Watts also stated that they did have an alternate plan but that the street would have a 15-foot slope and the north side of the land is totally unusable.

2. Lot 12, Block M, North Acres, Section 1, Resubdivision required to be included in final plat for approval of area to be added to said lot.

Mr. Foxworth stated that the owner of Lot 12 thought something could be worked out.

C8-68-102 North Acres, Section 4--contd.

3. Cul-de-sac required at north end of Walnut Bend Drive.
4. Lots 23 and 24 have questionable building sites. Recommend owner provide evidence by plot plan that these lots have adequate building sites or be deleted from the plan as separate lots.

Mr. Foxworth stated that the developer may need to rearrange the lot lines and may lose one or two lots. Mr. Watts requested that they be allowed to work it out on the final plat.

Mr. Brown asked whether it was the concern of the Committee if the subdivider developed some lots and then held them back because he couldn't build houses on them.

Mr. Foxworth replied that it was the concern of the Committee in the sense that they have to approve a plat before the subdivider can even start building on the lots, and the Committee should not approve lots which have no building sites.

5. Compliance with departmental requirements.

After further discussion, The Committee

VOTED: To APPROVE the preliminary plans of NORTH ACRES, SECTION 4 as submitted, subject to comments 2, 3, 4, and 5 outlined above.

SHORT FORMS - FILED

The staff reported that the following short form plats are making their first appearance before the Committee and have no departmental reports completed and recommended these plats be accepted for filing only. The Committee therefore

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

C8s-68-170 Slayton Subdivision
 Rundberg Lane
C8s-68-171 Eubank Acres, Section 2 - Res.
 Hornsby and Lovington
C8s-68-176 Quail Creek, Section 2 - Res.
 Little Elm Park
C8s-68-177 Frontier Village, Section 3 - Res.
 Frontier Trail and Western Trail Blvd.

C8s-68-175 Joe Crow Subdivision
 North Interregional Highway

The staff reported that this short form plat has no departmental reports completed. There is a variance involving the signature requirement of adjoining owners but involves about 42 acres which have been sold to separate

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C8s-68-175 Joe Crow Subdivision--contd.

owners. The owners do not wish to participate in the plat at this time. Therefore, the staff recommended that the variance be granted and that the plat be accepted for filing only. The Committee therefore

VOTED: To ACCEPT for filing the short form plat of JOE CROW SUBDIVISION, granting a variance on the signature requirements of the adjoining owner.

SHORT FORM PLATS - CONSIDERED

C8s-68-159 Kretchmar Subdivision
North Bluff Drive

The staff reported that the following short form plat is lacking several reports on additional easements for the electrical department and recommended disapproval pending provision for easement and the completion of departmental reports. The Committee therefore

VOTED: To DISAPPROVE the short form plat of KRETCHMAR SUBDIVISION, pending the additional easements and compliance with departmental reports.

C8s-68-154 Byram Addition Resubdivision, Lot 1
U. S. Highway 183

The staff reported that this short form plat is lacking all departmental reports and recommended disapproval pending completion of reports. The Commission therefore

VOTED: To DISAPPROVE the short form plat of BYRAM ADDITION RESUBDIVISION, LOT 1, pending completion of departmental reports.

C8s-68-174 Hess Addition
Brodie Lane

The staff reported that this short form plat has complied with all departmental requirements but that there is the problem of the signature requirement of the adjoining owners, and that there is a letter on file asking for the variance.

Mr. Foxworth stated that there are four individually owned tracts of land involved but only one was in the subdivision. The proposed street is owned by a separate owner who is not willing at this time to either dedicate it or deed it over to the owner of the tract at the back of the street. Since this tract does not effect the other lots and their access, the staff recommended that the variance be granted and that the plat be approved. The Committee

VOTED: To APPROVE the short form plat of HESS ADDITION granting a variance on the signature requirements of the adjoining owners.

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SHORT FORMS - ADMINISTRATIVE APPROVAL

The staff reported that the following plats have met all the requirements of the ordinance and have been given administrative approval under the Commission's rules. The Committee therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following short form plats:

<u>C8s-68-161</u>	<u>Coronado Hills, Section 2-A</u>
	Coronado Hills Drive and Berkman
<u>C8s-68-140</u>	<u>Research Blvd. Comm. Area</u>
	U. S. 183 and Ohlen Road
<u>C8s-68-167</u>	<u>Sam R. Wood Subdivision</u>
	Burnet Road
<u>C8s-68-168</u>	<u>Townhouse Subdivision</u>
	Riverside Drive and Elmont
<u>C8s-68-169</u>	<u>Vintage Hills, Section 2 - Resubdivision</u>
	Meadowood Drive
<u>C8s-68-172</u>	<u>West Gate Square - Resubdivision</u>
	Sagebrush and West Gate Boulevard
<u>C8s-68-173</u>	<u>Broad Acres - Resubdivision</u>
	Jim Hogg Avenue