

SUBDIVISION COMMITTEE

Regular Meeting -- December 23, 1968

PRELIMINARY PLANS

C8-66-43 Holiday Square - Revised
Northway Drive and Northcrest Boulevard

The staff reported that this subdivision is duplex and apartments and is classified as urban. It is located on Northway Drive and Northcrest Boulevard and consists of 6.4 acres with 27 lots, the average lot size being 60 feet by 125 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.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Lot 7, Block C does not comply with ordinance requirements for area. (Area proposed - 6000 square feet for single-family and 7000 square feet for a duplex.)
2. Final plat will require signature and joinder of the owner of the lot identified at Lot 2, Block C.
3. Lots 1-7, Block A and Lots 1-7, Block D will require a change of zoning for the uses proposed (apartments) and approval of this plan for the street layout and single-family or duplex use does not constitute nor intend to indicate approval of such zoning change.
4. Lots 5 and 6, Block B and Lot 6, Block C do not comply with ordinance requirements for area for duplex use. (7000 square feet required.)
5. Show radius of partial cul-de-sac.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HOLIDAY SQUARE, Revised, subject to the conditions listed above.

C8-68-1 Shadow Park - Revised
Balcones Drive and Greystone Drive

The staff reported that this subdivision is apartments and is classified as urban. It is located on Balcones Drive and Greystone Drive and consists of 6.95 acres with 1 lot.

The staff reviewed the following department comments:

1. Water and Sewer Department - Easements required.
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. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SHADOW PARK, Revised, subject to the conditions listed above.

C8-68-48 Country Club Gardens, Section 1
Montopolis Drive and Marigold Terrace

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located on Montopolis Drive and Marigold Terrace and consists of 74.5 acres with 172 lots, the average lot size being 58 feet by 100 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available. Off-site easement and approach main required for sewer. Show all contour lines and elevations. Annexation required for service.
2. Electric and Telephone Company - Additional easements required. Seven and half feet of all lots for underground construction.
3. Storm Sewer Department - Show elevations and contour lines. Drainage easements may be required.
4. Public Works Department - Not represented.

960
057

C8-68-48 Country Club Gardens, Section 1--contd.

Planning Department comments are as follows:

1. Additional right-of-way required for Montopolis Drive and Fairway Street.
2. Recommend disapproval of that portion of plan indicated for commercial and apartment use pending annexation and zoning.
3. Recommend modification of plan as shown on Planning Department layout.
4. All lots must comply with ordinance requirements for width and area.
5. Variance required on the length of several blocks. Recommend variance be granted for the recommended revision, as adequate circulation would be provided.
6. Show radius of all cul-de-sacs.
7. Walkways required to be developed in connection with final plat.
8. Compliance with departmental requirements.

The staff recommended this preliminary plan be postponed 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 COUNTRY CLUB GARDENS, Section 1, to give the staff and applicant time to work out the problems.

C8-68-121 The Foothills
Burnet Road and Anderson Lane

The staff reported that this subdivision is commercial and is classified as urban. It is located on Burnet Road and Anderson Lane and consists of 58.15 acres with 3 lots.

The staff reviewed the following department comments:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer Department | - Water and Sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Additional drainage easements may be required. |
| 4. Public Works Department | - Not represented. |

961
~~958~~

C8-68-121 The Foothills--contd.

80

Planning Department comments are as follows:

1. Recommend Foothills Drive be 70 feet in width since it will act as a commercial collector street.
2. Additional right-of-way required for the widening of Foster Lane.
3. Tract shown as Texas Electric Corporation required to be a part of the final plat with additional widening for Foster Lane provided.
4. Zoning change required prior to approval of final plat, and approval of this plan does not constitute nor intend to indicate approval of such zoning.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of THE FOOTHILLS, subject to the conditions listed above.

C8-68-122 Stone Ridge
F. M. 969 east of Regency

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on F. M. 969 east of Regency and consists of 30.24 acres with 99 lots, the average lot size being 65 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Will require annexation. Also, lift station will be required to serve all of subdivision.
2. Electric and Telephone Company - Additional easements required. Seven and half feet required on all rear lot lines. Underground utilities are being considered.
3. Storm Sewer Department - Additional easements may be required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Recommend Stone Ridge Drive intersect F. M. 969 and Cambridge Drive at more of a right angle.
2. Cul-de-sac required at the northend of Wedgewood Drive and Chapel Ridge Drive and at the east end of Salem Walk.

C8s-68-122 Stone Ridge--contd.

3. The intersection of Winchester Drive and Cambridge Drive should be improved to a standard cross-intersection or "T" intersection.
4. Show correct contour elevations.
5. Recommend disapproval of Lot 1, Block B and Lot 11, Block A, pending annexation and zoning.
6. Compliance with departmental requirements.

After further discussion, the Committee then

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

SHORT FORM PLATS - FILED AND CONSIDRED

The staff reported that all departmental reports have been completed and recommended that the following short form plats be accepted for filing and approved. The Committee then

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

C8s-68-216 Chevy Chase Center Annex
Chevy Chase Drive
C8s-68-220 La Fontana Place
East 38½ Street

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

VOTED: To DISAPPROVE the following short form plats, pending completion of departmental reports.

C8s-68-201 Barton Village, Section 3, #1
Skyway Circle and Barton Skyway
C8s-68-203 V. H. Norwood Subdivision
Salina Street and East 17th Street
C8s-68-195 St. Anthony Village, Section 2
Georgian Drive and Lola Lane

The staff recommended the following short form plats be accepted for filing and disapprove pending completion of departmental reports. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats, pending completion of departmental reports.

C8s-68-221 Mountain Shadow, Block J and N
Bee Caves Road and Mountain Crest
C8s-68-217 Floyd Reissig Subdivision
East 19th Street and Ed Bluestein Boulevard

C8s-68-215 Wooten Village, Section 6-A
Colonial Drive north of Fairfield Drive

The staff recommended disapproval of this short form plat pending completion of departmental reports and recording of Section 6. The Committee then

VOTED: To DISAPPROVE the short form plat of WOOTEN VILLAGE,
Section 6-A, pending completion of departmental reports
and recording of Section 6.

C8s-68-196 Bailey Subdivision
Ethel Street and Juliet Street

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

VOTED: To DISAPPROVE the short form plat of BAILEY SUBDIVISION.

C8s-68-219 Golden Square Subdivision, Resub.
Hancock Drive

The staff recommended this short form plat be accepted for filing and disapproved pending surveyor's signature and seal and owners deed reference on plat. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat
of GOLDEN SQUARE SUBDIVISION, RESUB.

C8s-68-194 Freeman Subdivision - Revised
Interstate Highway 35 and Middle Fiskville Road

The staff recommended disapproval of this short form plat pending clearance on gas and granting a variance on lot width and a variance to exclude lots on Interstate Highway 35. The Committee then

VOTED: To DISAPPROVE the short form plat of FREEMAN SUBDIVISION,
Revised, pending clearance on gas, granting a variance on
lot width and a variance to exclude lots on Interstate
Highway 35.

C8s-68-193 Fred W. Schriber Subdivision
Ridgewood Street and Rabb Road

The staff recommended disapproval of this short form plat pending completion of departmental reports, fiscal arrangements and additional easements. The Committee then

VOTED: To DISAPPROVE the short form plat of FRED W. SCHRIBER
SUBDIVISION.

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:

C8s-68-199 Byram Addition, Res. Lots 2 and 3

U. S. 183 and Northcrest Boulevard

C8s-68-218 The Bluffs of University Hills, Lots 23 and 24

Highpoint Drive and Loyola Drive