

SUBDIVISION COMMITTEE

Regular Meeting - January 27, 1969

PRELIMINARY PLANS

C8-67-94 Vintage Hill
Ed Bluestein and Langston Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Ed Bluestein Boulevard and Langston Drive and consists of approximately 30 acres with 96 lots, the average lot size being 70 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 | - Additional drainage easements required. |
| 4. Public Works Department | - Show location map, radius on bulbs
on North Brook Drive, all lot dimensions
and change name of Valeria Drive. |

Planning Department comments are as follows:

1. Dubuque Drive required to be 60 feet in width.
2. Modify alignment of Dubuque Drive and its intersection with Valeria Drive as shown on Plat Review Print.
3. Alignment and development of Dubuque Drive through school tract must be approved by the School Board.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of VINTAGE HILL, subject to the conditions listed above.

C8-68-114 Northgate Terrace
U. S. Highway 183 and Northgate Boulevard

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on U. S. Highway 183 and Northgate Boulevard and consists of 95.02 acres with 26 lots, the average lot size being 250 feet by 400 feet.

The staff reviewed the following departmental comments:

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|-------------------------------|----------------------------------|
| 1. Water and Sewer Department | - Water and sewer are available. |
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C8-68-114 Northgate Terrace--contd.

1. Water and Sewer Department--contd.- Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Show complete boundary survey and building lines.

Planning Department comments are as follows:

1. Full right-of-way (90 feet) required for North Star Drive prior to final platting of Lots 20, 21 and 26.
2. Modification of alignment of North Star Drive at the north end required, or an agreement with adjoining property owners to the north.
3. The 9.745 acre tract at southeast corner of subdivision required to be a part of final plat involving Lot 1.
4. Variance required on no cul-de-sac provision at the east end of Rundberg Lane and Colony Creek Drive.
5. Show building lines on plan.
6. Evidence of vacation required for old road through Lots 19 and 20.
7. Annexation and zoning required prior to final approval for uses proposed and the Planning Department staff questions the zoning necessary for the uses proposed on Lots 1 and 2.
8. The approval of this plan for streets and layout does not constitute approval of the zoning required for the uses proposed.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTHGATE TERRACE, subject to the conditions listed above, granting a variance on no cul-de-sac provision at the east end of Rundberg Lane and Colony Creek Drive.

C8-68-124 Gramercy Park
Burnet Road and Rockwood Lane

The staff reported that this subdivision is commercial and is classified as urban. It is located on Burnet Road and Rockwood Lane and consists of 12.55 acres with 10 lots, the average lot size being 100 feet by 200 feet plus two larger tracts.

C8-68-124 Gramercy Park--contd.

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 - Plat complies.
4. Public Works Department - Right-of-way on Burnet Road is incorrect as shown.

Planning Department comments are as follows:

1. Zoning change required prior to final approval for the uses proposed and the Planning Department staff questions the proposed commercial use of Lots 2 and 3, Block B and Lot 7, Block A.
2. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-69-3 St. John's Commercial Area, Section 3
Dillard Circle and Denson Drive

The staff reported that this subdivision is commercial and is classified as urban. It is located on Denson Drive and Dillard Circle and consists of 19 acres with 7 lots, the average lot size being 300 feet by 200 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available.
Easement required for sewer.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Show block numbers, north point on location map, and adjoining property owners.

Planning Department comments are as follows:

1. Contours required to be not more than 100 horizontal feet apart.
2. Balance of tract between railroad and Airport Boulevard required to be included in the final plat as a part of Lot 1, which adjoins the railroad track.

C8-69-3 St. John's Commercial Area, Section 3--contd.

3. Show block numbers on consecutive lot numbers.
4. Show names of all adjoining property owners.
5. Show the 50 foot buffer strip of "B" Residence zoning along the south side of Lots 1, 3, 4 and 6.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of ST. JOHN'S COMMERCIAL AREA, Section 3, subject to the conditions listed above.

C8-69-4 Glenwood Square
Lansing Drive and Richmond Avenue

The staff reported that this subdivision is duplexes and is classified as urban. It is located on Lansing Drive and Richmond Avenue and consists of 12.12 acres with 42 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 are available.
Easement may be required for sewer. |
| 2. Electric and Telephone Company | - Additional easements required. Show Telephone Company easement along railroad right-of-way. |
| 3. Storm Sewer Department | - Drainage easement required. |
| 4. Public Works Department | - Show north point on location map. |

Planning Department comments are as follows:

1. Railroad crossing of Lansing Drive requires approval of the Railroad Company and by the Director of Public Works.
2. Recommend that Lansing Drive intersect the railroad at none of the right angles.
3. Recommend a restriction be required on the final plat to the effect that Lot 42 cannot be used as an individual lot for building purposes and cannot be served with utilities as such.
4. Compliance with departmental requirements.

C8-69-4 Glenwood Square--contd.

After further discussion, the Committee then

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

C8-69-5 Willow Creek
Willow Creek Hill Road

The staff reported that this subdivision is apartments and is classified as urban. It is located on Willow Creek Hill Road and consists of 32.2 acres with 3 tracts.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available.
Approach main required for sewer with an off-site easement.
2. Electric and Telephone Company - Show 7½ foot easement along rear and side lines of all lots.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Indicate Burleson Road on plan.
Street names on plan and location map do not agree. Annexation required on portion labeled schematic.

Planning Department comments are as follows:

1. Full right-of-way (60 feet) for Willow Hill Drive required prior to final approval of Lot 3.
2. A 60 foot street is required to extend westerly from Willow Brook Road in vicinity of Willow Hill Drive.
3. Schematic plan required further consideration and study in relation to additional streets for adequate circulation of the area.
4. Cul-de-sac required at east end of Willow Hill Drive and Willow Valley Drive.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WILLOW CREEK, subject to the conditions listed above.

C8-69-6 Emerald Forest - Revised
Emerald Forest Drive and Stassney Lane

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located on Emerald Forest Drive and Stassney Lane and consists of approximately 214 acres with 288 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 are available. Easements required for sewer. Annexation required for service.
2. Electric and Telephone Company - Additional easements required. Show 7½ feet for all public utility easements.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Show all street names, radius of cul-de-sac and correct spelling of Emerald Forest Drive. Indicate usage of large unplatted areas.

Planning Department comments are as follows:

1. Emerald Forest Drive required to be 90 feet by Master Plan.
2. Variance required on length of Blocks "L" and "M". Recommend variance be granted based on topography.
3. Show use designation of large tracts not being platted.
4. Recommend that the curves along Emerald Forest Drive be softened.
5. Modification required on the area north and east of Salem Walk Drive in relation to the approved preliminary plan on the adjoining property; also property line agreement required with adjoining owner to the east.
6. Recommend disapproval of the area indicated as proposed commercial adjoining Stassney Lane pending annexation and zoning.
7. Schematic plan required further study in relation to street needs and land use proposed.
8. Pineleigh Drive should be 60 feet.
9. Compliance with departmental requirements.

C8-69-6 Emerald Forest - Revised--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of EMERALD FOREST, Revised, subject to the conditions listed above, granting a variance on length of Blk. L & M.

SHORT FORM PLATS - FILED AND CONSIDERED

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

The Committee then

VOTED: To APPROVE the following short form plats:

C8s-68-181 Jain Lane Addition
Jain Lane and Perry Road
C8s-69-1 Tobin and Johnson Resub.
Pecos Street and Bonnie Road

The staff recommended to accept for filing and disapprove the following short form plats, pending completion of departmental requirements.

The Committee then

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

C8s-69-9 Woolridge Drive Addition
Woolridge Drive and West 29th Street
C8s-69-10 Balcones Park Edgemont, Sec. Res. Lot 5, Block C
Westledge Circle and Cascadera

The staff recommended to accept for filing and approve the following short form plats, since they have met with all departmental requirements.

The Committee then

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

C8s-69-8 Avah Subdivision
I. H. 35 and Mariposa
C8s-69-12 Northcape, Section 1, Resub.
Collingsworth and Rundberg Lane

C8s-69-11 Alvin Benner Subdivision
Burleson Road

The staff recommended this short form plat be accepted for filing and disapproved pending completion of departmental reports and granting a variance

C8s-69-11 Alvin Benner Subdivision--contd.

on the signature requirement of the adjoining property owners.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of ALVIN BENNER SUBDIVISION, pending completion of departmental reports and granting a variance on the signature requirement of the adjoining property owner.

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 to record in the minutes of this meeting the administrative approval of the following short form plats:

<u>C8s-69-6</u>	<u>Holiday Heights, Section 1, Resub.</u>
	Twin Crest north of St. Johns
<u>C8s-69-7</u>	<u>Rosedown Addition Resub.</u>
	Burnet Road at Hancock Drive
<u>C8s-68-214</u>	<u>Colorado Hills Estates, Lot 8, Block B</u>
	Parker Lane and Royal Crest Drive
<u>C8s-68-215</u>	<u>Wooten Village, Section 6-A</u>
	Colonial Drive