

SUBDIVISION COMMITTEE

Regular Meeting - July 21, 1969

PRELIMINARY PLANS

C8-68-114 Northgate Terrace
Research Boulevard and Northgate Drive

The staff reported that the applicant has asked for a six month extension on this preliminary subdivision. The staff recommends that it be granted.

The Committee then

VOTED: To APPROVE a six month extension on the preliminary plan of NORTHGATE TERRACE.

C8-69-57 Springdale Hills, Section 4
East 19th Street and Broadhill Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on East 19th Street and Broadhill Drive and consists of 13.7 acres with 43 lots, the average lot size being 70 feet by 125 feet.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available.
Contour elevations are incorrect. |
| 2. Electric and Telephone Company | - Additional easements are required. |
| 3. Storm Sewer | - Drainage easement may be required. |
| 4. Public Works | - Subdivision name is misspelled. |
| 5. Traffic and Transportation | - Okay |

Planning Department comments are as follows:

1. Slight modification of street alignment required at north end of Broadhill Drive.
2. Recommend Lots 42 and 43 be platted into residential lots corresponding to other lots in the subdivision.
3. Fiscal arrangements are required in conjunction with final plat for sidewalks along both sides of proposed Broadhill Drive.
4. A 25' building line is required from East 19th Street on Lots 42 and 43.
5. Compliance with departmental requirements.

C8-69-57 Sprindale Hills, Section 4--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SPRINDALE HILLS, Section 4, subject to the conditions listed above.

C8-69-59 Austin Mall

Airport Boulevard and Austin Mall Boulevard

The staff reported that this subdivision is commercial and is classified as urban. It is located on Airport Boulevard and Austin Mall Boulevard and consists of 139.89 acres with 6 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available. On-site easements required for sewer. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Show existing storm sewer in Huntland Drive. Structure sizes and additional easements are required. |
| 4. Public Works | - Okay. |
| 5. Traffic and Transportation | - Streetre-alignment may be required. |

Planning Department comments are as follows:

1. Fiscal arrangements for development of Johathan Drive are required in conjunction with final plat.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Huntland Drive and along the east side of Johnathan Drive.
3. East end of Austin Mall Boulevard required to be shifted northerly at Middle Fiskville Road as indicated in blue on Plat Review Print.
4. Round all intersection corners.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of AUSTIN MALL, subject to the conditions listed above.

C8-69-60 Turner Addition, Section 1
 Thomas Springs Road

The staff reported that this subdivision is residential and is classified as suburban. It is located on Thomas Springs Road and consists of 23.41 acres with 9 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer | - Water is available from Water District #14. Sanitary sewer is not available. |
| 2. Electric and Telephone Company | - Additional easements are required for telephone service. Outside city electric service area. |
| 3. Storm Sewer | - Plat complies. |
| 4. Public Works | - Okay |
| 5. Traffic and Transportation | - Layout satisfactory. |

Planning Department comments are as follows:

1. Variance is required on length of cul-de-sac. Recommend variance be granted as provision for extension of street is being made.
2. Variance is required in block length. Recommend variance be granted due to large lots and low density.
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TURNER ADDITION, Section 1, subject to the conditions listed above, granting a variance on the length of the block and the length of the cul-de-sac.

C8-69-64 Coronado Hills - Revised
 Glenhill Road and Sevilla Cove

The staff reported that this subdivision is residential and is classified as urban. It is located on Glenhill Road & Sevilla Cove and consists of 4.6 acres with 12 lots, the average lot size being 90 feet by 140 feet.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Show existing storm sewer in Glenhill Road. Additional easements may be required. |

1. Water and Sewer
 - Water and sewer are available. Approach main is required for sewer.
2. Electric and Telephone Company
 - Additional easements are required.
3. Storm Sewer
 - Show storm sewer structure in Metcalfe Road. Additional easements are required.
4. Public Works
 - Show name of stub street off Hillbriar and lot designations. Question on correct name of East Oltoorf vs. East Liveoak.
5. Traffic and Transportation
 - Re-design intersections of Metcalfe at Burleson and Burleson at Oltoorf.

C8-69-65 Parker Heights--contd.

Planning Department comments are as follows:

1. Recommend Metcalfe Road "T" into Burleson Road and Burleson Road "T" into Oltorf Street to provide better intersections.
2. Show all street names and lot designations.
3. Additional right-of-way is required on Metcalfe Road.
4. Street extending westerly off Hillbriar Drive is required to be 60 feet to serve the uses permitted by the zoning ("B").
5. Identify proposed use of all lots and tracts.
6. Alignment of Oltorf Street subject to final approval by the Directors of Public Works and Traffic and Transportation.
7. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Oltorf Street; the west side of Hillbriar Drive; the east and north sides of Metcalfe Road; the south side of Triquois Lane, and the southwest side of Burleson Road.
8. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-69-71 Lakeway, Section 16
Lakeway and Tallstar

The staff reported that this subdivision is residential and is classified as suburban. It is located on Lakeway and Tallstar and consists of 210 acres with 265 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer | - Water and sewer not available from the city. |
| 2. Electric and Telephone Company | - Additional easements required for telephone service. Outside city electric service area. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show scale and building lines.
Change name on one portion of Vari-gard Loop to avoid duplication of house number. |

C8-69-71 Lakeway, Section 16--contd.

5. Traffic and Transportation - Intersection re-design may be required.

Planning Department comments are as follows:

1. Legal opinion required on use of Flying Scot and Champion as a landing strip prior to final approval.
2. Variance required on length of both portions of Varigard. Recommend variance be granted as provision for extension is being made.
3. Variance required on block lengths. Recommend variance be granted due to topography, low density, and type of subdivision. (Golf Course)
4. Show all street widths.
5. Show radius and names of the four (4) culs-de-sac on west side of Lakeway.
6. Recommend approval of the area outlined in heavy blue on Plat Review Print, subject to above conditions, and subject to re-distribution of Revised Plan within this area and compliance with all departmental requirements relative to such revision.
7. Schematic Plan requires further study and consideration toward block lengths, additional streets to provide for block breaks and access to adjoining property.

After further discussion, the Committee then

VOTED: To APPROVE the area outlined in heavy blue on the Plat Review Print of the preliminary plan of LAKEWAY, Section 16, granting a variance on length of both portions of Varigard and on the block lengths.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-69-114 Tomanet Estates, Section 1-A
Parmer Lane and Silver Spur

The staff reported that this is the first appearance of this short form plat, stating that all departmental requirements have been complied with, and recommended that it be accepted for filing and approve and recommended a variance be granted to exclude balance of tract.

The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form plat of TOMANET ESTATES, Section 1-A, granting a variance to exclude the balance of the tract.

C8s-69-123 Ponca Street Addition
 Ponca Street and Montopolis Drive

The staff reported that this is the first appearance of this short form plat, stating that all departmental requirements have not been complied with and recommended that it be accepted for filing and disapproved and recommended a variance be granted to exclude the balance of the tract.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of
 PONCA STREET ADDITION, granting a variance to exclude the balance of
 the tract.

The staff reported that this is the first appearance of the following short form plats and recommended that they be accepted for filing and disapproved 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:

<u>C8s-69-116</u>	<u>West Gate Commercial, Resub.</u>
	West Gate Boulevard and Western Trail Boulevard
<u>C8s-69-118</u>	<u>Encino Terrace, Resub.</u>
	East 19th Street and Tillery Street
<u>C8s-69-121</u>	<u>Wukasch Resub., Brackenridge Heights</u>
	South Congress and Fredrick Street

ADMINISTRATIVE APPROVAL

The staff reported that the following short form plats received administrative approval under the Committee's rule.

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-69-104</u>	<u>Summit Oaks, Section 2, Resub.</u>
	Bell Avenue
<u>C8s-69-115</u>	<u>Bluffs of University Hills, Section 1, Resub.</u>
	Greensboro Drive
<u>C8s-69-117</u>	<u>Northwest Terrace, Section 3</u>
	Winding Walk
<u>C8s-69-109</u>	<u>R. A. Nowlin, Second Resub.</u>
	Slaughter Lane and Pleasant Hill
<u>C8s-69-103</u>	<u>Hampton Place</u>
	East Croslin Street
<u>C8s-69-113</u>	<u>Villa Suena, Section 1, Resub.</u>
	Montana Street

ADMINISTRATIVE APPROVAL--contd.

<u>C8s-69-119</u>	<u>Tex-Con Addition #1 Resub.</u>
	East St. John's Avenue
<u>C8s-69-122</u>	<u>Commercial Square, Resub.</u>
	South Congress Avenue
<u>C8s-69-120</u>	<u>North Loop Terrace, Resub.</u>
	North Loop and Jim Hogg Avenue