

## SUBDIVISION COMMITTEE

Regular Meeting -- August 25, 1969

## PRELIMINARY PLANS

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

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 GRAMERCY PARK.

C8-69-29      Cherry Meadows - Revised  
Matthews Lane and Cherry Meadows Drive

The staff reported that this subdivision is residential and duplex and is classified as urban. It is located on Matthews Lane and Cherry Meadows Drive and consists of 21.63 acres with 88 lots, the average lot size being 60 feet by 120 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                    | - Additional drainage easements widths may be required. Show any existing drainage structures under railroad. |
| 4. Public Works                   | - Okay  |
| 5. Traffic and Transportation     | - Okay with provision for sidewalks.  |

Planning Department comments are as follows:

1. Variance required on length of Block D. Recommend variance be granted due to relationship with railroad and William Cannon Drive. (120' Arterial)
2. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of William Cannon Drive, along the south side of Bissel Lane, along the east side of Cannon League Drive, and along the north side of Matthews Lane.
3. Compliance with departmental requirements.

The Committee then

VOTED: To APPROVE the preliminary plan of CHERRY MEADOWS - Revised, subject to the conditions as listed above, granting a variance on the length of Block D.

1. All lots required to meet ordinance requirements for width and area.
2. All of area within culs-de-sac required to be dedicated and islands required to be approved by Director of Public Works.
3. Restriction required on final plat prohibiting access from the apartment area to Cima Serena.
4. Variance required on length of Holmes Circle and on width of streets located within the "BB" zoning for the condominiums. Recommend both variances be granted subject to the density restrictions of six (6) units per acre as recommended in the Westover Hills Master Plan, and subject to approval of a special permit.
5. Variance required on length of Blocks A, B, and C. Recommend variance be granted due to limited access to Mo-Pac Boulevard and the no access restriction to Cima Serena.
6. Clay Wood Circle and Short Lane required to be 60 feet in width to serve the proposed apartments.
7. Alternate residential layout required for Block D.
8. Full R.O.W. for Steck Avenue required in connection with final platting of Blocks A, B, and C.

C8-69-45      Westover Hills, Section 7 - Revised--contd.

9. Additional R.O.W. required for Mo-Pac Boulevard, and the eastern portion of Clay Wood Circle will be required to be shifted to the west.
10. Location of Short Lane intersection with Mo-Pac Boulevard required to be approved by the Highway Department.
11. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of WESTOVER HILLS, Section 7, Revised for 30 days.

C8-69-52      Crockett Commercial Area, Section 2 - Revised  
Manchaca Road and Stassney Lane

The staff reported that this subdivision is commercial and is classified as urban. It is located on Stassney Lane and Manchaca Road and consists of 10.84 acres with 4 lots, the average lot size varying.

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 sewers and additional easements required.                                     |
| 4. Public Works                   | - Add Section 2 to Subdivision name. Show subject site on location map and show basis for contours. |
| 5. Traffic and Transportation     | - Okay with provision for sidewalks.  |

Planning Department comments are as follows:

1. Recommend a restriction be placed on plat prohibiting vehicular access to or from Brittany Boulevard and recommend a fence be erected around cul-de-sac in connection with development of Lot 4.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Manchaca Road and along the north side of Stassney Lane.
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CROCKETT COMMERCIAL AREA, Section 2, Revised, subject to the conditions as listed above.

C8-69-73      Gray & Becker Industrial Subdivision  
Saunders Boulevard and Rutland Drive

The staff reported that this subdivision is industrial and is classified as suburban. It is located on Rutland Drive and Saunders Boulevard and consists of 31.13 acres with 21 lots, the average lot size being 195 feet by 300 feet.

The staff reviewed the following departmental comments:

- |                                   |  |
|-----------------------------------|--|
| 1. Water and Sewer                | - Water is available from Water District #7. Approach main approximately 950 feet long required for sewer service. |
| 2. Electric and Telephone Company | - Additional easements required.   |
| 3. Storm Sewer                    | - Drainage easements required.   |
| 4. Public Works                   | - Show contours all the way to Rutland Drive.  |
| 5. Traffic and Transportation     | - Recommend re-alignment of curves on Saunders Boulevard.  |

Planning Department comments are as follows:

1. Recommend revision of plan as indicated on Plat Review Print as a result of the recent Master Plan change on the subject tract.
2. Saunders Boulevard required to be 80 feet in width for industrial use.
3. Recommend curves on Saunders Boulevard be softened, using a minimum interior radius of 250 feet.
4. Lot on southeast corner of Rutland Drive and Saunders Boulevard required to be included in the final plat, as it is a part of the subject tract.
5. An agreement is required between this developer and the adjoining owner to the west (KVET) concerning access to the south 250 feet, which was left residential in the Master Plan.
6. Variance will be required as a result of revision recommended in comment number one on length of cul-de-sac on south end of Saunders Boulevard. Recommend variance be granted because of difference in land use resulting from Master Plan change.
7. Additional right-of-way required to make Rutland Drive 80 feet in width.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of GRAY & BECKER INDUSTRIAL for 30 days.

C8-69-74      Highland Hills, Section 8 and 10  
                 Northwest Hills, Section 4-A  
                 Highlandale Drive and Laurelledge Lane

The staff reported that this subdivision is single-family and is classified as urban. It is located on Highlandale Drive and Laurelledge Lane and consists of 33 acres with 84 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.<br>Easements required for sewer. |
| 2. Electric and Telephone Company | - Additional easements required.                                  |
| 3. Storm Sewer                    | - Additional drainage easements may be required.                  |
| 4. Public Works                   | - Show basis for contours and north point on location map.        |
| 5. Traffic and Transportation     | - Okay with provision for sidewalks.                              |

Planning Department comments are as follows:

1. Recommend Laurelledge Lane between Walnut Clay Drive and Highlandale Drive be deleted from plan and that a variance be granted on length of resulting blocks because of topography.
2. Show block numbers.
3. Jerry Lemond tract required to be included in final plat.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the north and east sides of Shadow Mountain Drive and along the north and east sides of Walnut Clay Drive.
5. Separate final plats required on portions under different names.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the revised preliminary plan of HIGHLAND HILLS, Section 8 and 10, and NORTHWEST HILLS, Section 4-A, subject to the conditions as listed above, granting a variance on the length of the resulting blocks because of topography.

C8-69-76      Wood Shadows, Section 1  
Ceberry Drive

The staff reported that this subdivision is duplexes and is classified as urban. It is located on Ceberry Drive and consists of 5 acres with 20 lots, the average lot size being 80 feet by 90 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                    | - Drainage easements may be required.                 |
| 4. Public Works                   | - Show contour basis and north point on location map. |
| 5. Traffic and Transportation     | - Okay with provision for sidewalks.                  |

Planning Department comments are as follows:

1. Show subdivision name on plat.
2. Fiscal arrangements required in connection with final plat for sidewalks along the north and east sides of Ceberry Drive.
3. Recommend approval subject to compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WOOD SHADOWS, Section 1, subject to the conditions as listed above.

C8-69-77      Monsanto Addition  
Montopolis Drive and Monsanto Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Montopolis Drive and Monsanto Drive and consists of 2.46 acres with 13 lots, the average lot size being 55 feet by 115 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 sewers. Additional drainage easements required. |
| 4. Public Works                   | - Okay  |
| 5. Traffic and Transportation     | - Okay with provisions for sidewalks.                                 |

C8-69-77      Monsanto Addition--contd.

Planning Department comments are as follows:

1. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Montopolis Drive and along the north side of Ronzent Drive.
2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MONSANTO ADDITION, subject to the conditions as listed above.

C8-69-78      Thruman Addition - Section 2  
Emerald Forest Drive and Stassney Lane

The staff reported that this subdivision is residential, duplex and commercial and is classified as urban. It is located on Stassney Lane and Emerald Forest Drive and consists of 18 acres with 63 lots, the average lot size being 60 feet by 130 feet.

The staff reviewed the following departmental comments:

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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                   | - Show basis for contours and north point on location map. |
| 5. Traffic and Transportation     | - Okay with provision for sidewalks.                       |

Planning Department comments are as follows:

1. The C. W. Wright tract required to be included in final plat with provision for dedication of the required rights-of-way for Stassney Lane and for Emerald Forest Drive.
2. Exclude Section 1, short form, from plan and show boundary survey of balance of tract.
3. Add Section 2 to subdivision name.
4. Approval of this plan does not constitute approval of zoning required for the proposed commercial areas. Annexation and zoning required prior to final approval of the proposed commercial tracts.
5. Fiscal arrangements required in conjunction with final plat for sidewalks

C8-69-78      Thruman Addition, Section 2--contd.

along both sides of Emerald Forest Drive, along the south sides of Stassney Lane and Gobi Drive, along the north side of Sahara Drive east of Emerald Forest Drive, and along both sides of Sahara Drive to the west of Emerald Forest Drive.

6. Recommend approval of the revised plan, as agreed to by the owner, the engineer, and the Planning Department staff, subject to the above conditions, and compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of THRUMAN ADDITION, Section 2, subject to the conditions as listed above.

C8-69-79      Salem Walk, Section 2 and 3  
Emerald Forest Drive and Radam Circle

The staff reported that this subdivision is residential and apartments and is urban. It is located on Emerald Forest Drive and Radam Circle and consists of 45 acres with 134 lots, the average lot size being 75 feet by 125 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                    | - Drainage easements required.  |
| 4. Public Works                   | - Show complete boundary survey and all street names. Change name of Radam Circle and Hunter Glen. Possible name change on Indian Circle. |
| 5. Traffic and Transportation     | - Object to Hunters Glen; very poor traffic control. Provision for sidewalks required.  |

Planning Department comments are as follows:

1. Stub street at southeast corner of subdivision required to be 60 feet wide.
2. Portions of Radam Lane required to be vacated prior to final approval.
3. Provision for widening Radam Lane to Stassney Lane should be made.
4. Identify proposed uses.
5. Variance required on length of Blocks A and C. Recommend variance be granted because of Williamson Creek and power line easement.



C8-69-79 Salem Walk, Sections 2 and 3--contd.

6. Provision for dedication and development of Emerald Forest Drive to Stassney Lane required in connection with final plat.
7. Fiscal arrangements will be required on a portion of bridge structures for Emerald Forest Drive at Williamson Creek.
8. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Emerald Forest Drive and along the south and east sides of Radam Circle.
9. All Streets required to be 60 feet, and culs-de-sac 60 feet radii to serve uses permitted by existing zoning. ("BB")
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SALEM WALK, Sections 2 and 3, subject to the conditions listed above, granting a variance on the length of Blocks A and C.

C8-69-80 Point Venture

Lohmans Crossing Road and Venture Boulevard

The staff reported that this subdivision is residential, apartments and commercial and is classified as suburban. It is located on Lohmans Crossing Road and Venture Boulevard and consists of 100 acres with 146 lots, the average lot size being 85 feet by 140 feet.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer                | - Water and sewer not available.   |
| 2. Electric and Telephone Company | - Additional easements required.   |
| 3. Storm Sewer                    | - Drainage easements required.   |
| 4. Public Works                   | - Show radii on culs-de-sac, block designations, all street widths and proposed use of areas down middle of blocks. Some lots appear to be sub-standard. |
| 5. Traffic and Transportation     | - No report.   |

Planning Department comments are as follows:

1. Recommend Venture Boulevard and Venture Drive be 70 feet wide due to their length, area served, and construction problems involved in areas of this terrain.

C8-69-80 Point Venture--contd.

2. Venture Boulevard required to be 60 feet around shopping mall.
3. Variance required of block lengths and length of culs-de-sac. Recommend variance be granted within Section 1 only because of topography, and difference in land uses adjoining Lakepoint Circle.
4. Show boundary survey around Section 1.
5. Venture Boulevard required to adjoin L.C.R.A. tract for access.
6. Show lot or tract designations on shopping mall and condominium sites.
7. Recommend a restriction be placed on final plat prohibiting access to or from condominium tracts and shopping mall.
8. Cul-de-sac required at west end of Lakeland Drive unless provision for extension is made in the near future.
9. Schematic plan requires further study and consideration in relation to additional streets, lengths of culs-de-sac and block lengths.
10. All lots required to provide a minimum width of 60 feet at the building line and a minimum area of 9,000 square feet.
11. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of POINT VENTURE, subject to the conditions listed above, granting a variance on block lengths and lengths of culs-de-sac.

C8-69-81 Balcones Village, Sections 5 and 6  
Balcones Club Drive and Jolly Hollow Drive

The staff reported that this subdivision is residential and a golf course and is classified as suburban. It is located on Balcones Club Drive and Jolly Hollow Drive and consists of 125 acres with 172 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental comments:

- |                                   |  |
|-----------------------------------|--|
| 1. Water and Sewer                | - Water is available. Annexation to water district required. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required.   |
| 3. Storm Sewer                    | - Five feet contour lines should be emphasized. Drainage easements required.               |

C8-69-81 Balcones Village, Section 5 and 6--contd.

4. Public Works - Show complete boundary survey and building lines. Possible street name changes required.
5. Traffic and Transportation - Okay

Planning Department comments are as follows:

1. Variance required on length of Blocks B, C, E, G and J. Recommend variance be granted based on low density, topography, and platted property adjoining subdivision.
2. Recommend Bull Hollow Circle be extended to provide for continuation of street into adjoining tract. Recommend variance be granted on length of Bull Hollow Circle with provision for such extension.
3. Tract adjoining Lots 29-38, Block B, required to be platted as a part of adjoining lot fronting Jolly Hollow Drive for access.
4. Show location of "tees" and "greens" on golf course. Golf course is extremely tight (approximately 100 feet wide) in relation to abutting lots at two points.
5. Variance required on length of Balcones Way. Recommend variance be granted as provision for extension is being made.
6. Identify golf course tracts with lot or tract designations.
7. Show building lines on plan.
8. Change name of Balcones Way..
9. Suggest High View Drive, Spring Green Drive, Spring Creek Drive and the east portion of Jolly Hollow Drive be made 60 feet in width because of other streets feeding into these streets. Recommend one street name for the resulting 60 foot street.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, Section 5 and 6, subject to the conditions listed above and recommended the staff check with the Legal Department on the status on the landlocked tract, granting a variance on length of Blocks B, C, E, G and J and a variance on length of Bull Hollow Circle with provision for length and a variance on length of Balcones Way.

## SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that the following short form plats have complied with all departmental requirements and recommended that they be approved.

The Committee then

VOTED: To APPROVE the following short form plats:

C8s-69-135 Westlake Highlands  
The High Road and Ridgecrest  
C8s-69-138 Valdes Acres  
Gravel Road and Bluff Springs Road  
C8s-69-139 James Irvine Survey (part of)  
Anderson Mill Road  
x C8s-69-133 Annette Acres  
Davis Lane

C8s-69-136 Northwest Hills, Section 6 - Revised  
Mesa Drive

The staff recommended that this short form plat be accepted for filing and disapproved pending completion of departmental reports, and granting a variance to exclude balance of tract.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of NORTHWEST HILLS, Section 6, Revised, pending completion of departmental reports, and granting a variance to exclude balance of tract.

C8s-69-137 Bowling Green, 2nd Resub.  
Burnet Road and Colfax Avenue

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

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of BOWLING GREEN, 2nd Resub., pending completion of departmental reports.

C8s-69-140 Jerry D. Frazee Subdivision  
Taylor-Draper Lane

The staff recommended this short form plat be approved, granting a variance on the signature requirement of the adjoining property owner.

C8s-69-140 Jerry D. Frazee Subdivision--contd.

The Committee then

VOTED: To APPROVE the short form plat of JERRY D. FRAZEE SUBDIVISION, granting a variance on the signature requirement of the adjoining property owner.

#### ADMINISTRATIVE APPROVAL

The staff reported that the following short form plat 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-68-47</u>	<u>Cecil Ray Loftin Subdivision</u>
	Brown Lane
<u>C8s-69-68</u>	<u>George M. Moreland</u>
	Dalton Lane
<u>C8s-69-92</u>	<u>John W. Williams</u>
	Clearfield Drive
<u>C8s-69-130</u>	<u>Ridgewood Village, Section 1</u>
	Ridgewood Road