

PLANNING COMMISSION

Regular Meeting--December 26, 1973

PRELIMINARY PLANS

C8-72-90 GRANADA HILLS II

The staff reported that this subdivision consists of 388.7 acres with 276 lots, the average lot size being 150 feet by 300 feet.

The Plat Review Committee met on November 21, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend revisions as indicated in blue on plat review print.
2. Centerline radii of collector streets required to be 300 feet with 200 feet at Granada Hills Drive and San Juan Pass.
3. Letter of approval required from Water District #14.
4. Variance on depth of cul-de-sac in Block B required.
5. Drainage and utility easements as required.
6. Variance required on length of several blocks. Recommend to grant because of topography, low density, and restrictions of adjoining properties.
7. Variance required on length of Delorosa Drive. Recommend to grant because provision for extension is made.
8. Variance required on double frontage lots in Block B. Recommend to grant because of topography.
9. Restriction required on final plat limiting use to single-family.
10. El Ray Boulevard required to be El Rey Boulevard.
11. All streets required to intersect at or near 90 degrees.
12. No sidewalks required. (Suburban)

After further discussion, the Commission unanimously

VOTED: To REFER the preliminary plan of GRANADA HILLS II, to the January 8, 1974 Planning Commission Meeting.

C8-73-60 SOUTHWEST HILLS

The staff reported that this subdivision consists of 48.36 acres with 179 lots, the average lot size being 65 feet by 130 feet.

The Plat Review Committee met on November 21, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show all cul-de-sac radii.
2. Variance required for length of Block D. Recommend to grant because of development of adjoining property.
3. Sidewalks required on the south side of Davis Lane and on one side of Southwest Drive.
4. City required to participate in final plat.
5. Drainage and utility easements as required.
6. Show block designation for all blocks.
7. Subdivision required to be connected to City sewer.

C8-73-60 SOUTHWEST HILLS--continued

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of SOUTHWEST HILLS, subject to all the above departmental requirements.

C8-73-123 183 PARK

The staff reported that this subdivision consists of 8.44 acres with 3 lots, the average lot size being 3 acres.

The Plat Review Committee met on October 17, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Subject to approval of the City Council for the necessary change in the St. John's Plan.
2. Plan must provide for a cul-de-sac at the end of those streets which will not be extended.
3. Sidewalks required on Highway 183 and on one side of those streets to be extended to U. S. Highway 183.
4. Show existing storm sewer at U. S. Highway 183 and easements may be required.
5. Recommend a 6 foot privacy fence be required between the residential subdivision and this property.
6. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To APPROVE subject to all the above conditions deleting sidewalks on streets running into U. S. Highway 183 and requiring Council action on the St. John's Plan.

WILDING, SECTION S-7

The staff reported that this subdivision consists of 19.2 acres with 30 lots, the average lot size being 56 feet by 182 feet.

The Plat Review Committee met on October 17, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Preliminary approval of plans and specifications for sewer treatment facility required prior to final approval.
2. Approval of creation of water district by proper authorities required prior to final approval.
3. Permit required from Water Rights Commission prior to final approval to withdraw water from Lake Austin.
4. Wilding, Section R-1 and R-4 required to be recorded prior to final approval for access to this subdivision.

C8-73-132 WILDING, SECTION S-7--continued

5. Bridle Wood Trail required to be 60 feet in width to serve proposed commercial area and boat ramps.
6. Hunters Branch required to be 60 feet in width, unless restriction is placed on plat prohibiting curb breaks for access to proposed apartment area; area labeled "future development".
7. Sidewalks required on one side of Wilding.
8. Clip all intersection corners.
9. All lots required to meet ordinance requirements for width and area.
10. Streets required to be constructed to City specifications.
11. Area adjoining Lot 29 on the north should be a common access easement to the proposed boat ramp.
12. Lot 5 required to front on a public street.
13. Show proposed ownership, maintenance and taxation for Lot 5 and for area adjoining Lot 29.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of WILDING, SECTION S-7, subject to all the above departmental requirements.

C8-73-133 SPRING WILLOW SUBDIVISION, SECTION TWO (2)

The staff reported that this subdivision consists of 8.52 acres with 17 lots, the average lot size being 130 feet by 160 feet.

The Plat Review Committee met on November 7, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Restriction required on final plat limiting use to single-family, except Lots 1 and 2, Block A and Lot 1, Block B, which may be used for duplex use.
2. Drainage and utility easements as required.
3. No sidewalks required. (Suburban)

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of SPRING WILLOW SUBDIVISION, SECTION TWO (2), subject to all the above departmental requirements.

C8-73-135 SHADY HOLLOW ADDITION, SECTION FOUR (4)

The staff reported that this subdivision consists of 150.90 acres with 185 lots, the average lot size being 125 feet by 180 feet.

The Plat Review Committee met on Nov. 21, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

C8-73-135 SHADY HOLLOW ADDITION, SECTION FOUR (4)--continued

1. Show proposed use of lots other than residential.
2. If Lot A is a common area, access should be required from Doe Run.
3. Show 25-year flood plain along Slaughter Creek.
4. Note required on final plat restricting development to single-family only.
5. Variance required on length of several blocks. Recommend to grant because of topography and adjacent development.
6. No sidewalks required. (Suburban)
7. Easements required.
8. All intersections required to be at or near 90 degrees.
9. Identify ownership, maintenance and taxation of proposed Lot A.
10. Need letter of approval from Water District #9 prior to final approval.
11. Approval by the Health Department for septic tank use required prior to preliminary approval.

After further discussion, the Commission

VOTED: To POSTPONE the preliminary plan of SHADY HOLLOW ADDITION, SECTION FOUR (4), pending a letter of approval from the Health Department.

C8-73-136 SHADY HOLLOW, SECTION TWO (2), PHASE THREE (3)

The staff reported that this subdivision consists of 22.03 acres with 36 lots, the average lot size being 110 feet by 175 feet.

The Plat Review Committee met on October 10, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show 25-year flood plain.
2. Approval for septic tanks by the Health Department required prior to any action on the preliminary plan.
3. Drainage and utility easements as required.
4. Letter of approval required from Water District #9 prior to final approval.
5. No filling along creek until final drainage plans are completed.
6. Show centerline curve data on Split Rock and Eagle Ridge.
7. No sidewalks required. (Suburban)

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of SHADY HOLLOW ADDITION, SECTION TWO (2), PHASE THREE (3), subject to all the above departmental requirements.

C8-73-130 LAKEWAY, SECTION TWENTY-EIGHT (28)

The staff reported that this subdivision consists of 125.78 acres with 173 lots, the average lot size being 105 feet by 150 feet.

C8-73-130 LAKEWAY, SECTION TWENTY-EIGHT--contd.

The Plat Review Committee met on March 21, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Indicate radii on all cul-de-sacs.
2. Intersection of Squires Drive and Clubhouse Drive requires approval by Urban Transportation.
3. Extend Clubhouse Drive and Hazeltine Drive to the east property line of subdivision.
4. Drainage and utility easements as required.
5. Designate park area.
6. Show LCRA easement as part of greenbelt to be owned by Lakeway with LCRA easements retained.
7. Connection to an approved sewer treatment facility required.
8. Show southerly extension of Golf Crest Lane to Lakeway Boulevard as shown on pre-application.
9. Unplatted areas surrounded by streets and lots is required to be platted prior to any utility connections thereto.
10. Owner and Engineer required to work out electric easements due to the temporary lines now serving this area.
11. No sidewalks required. (Suburban)

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION TWENTY-EIGHT (28), subject to all the above departmental requirements.

CHERRY CREEK, PHASE FOUR (4), SECTION TWO (2)

The staff reported that this subdivision consists of 26.85 acres with 117 lots, the average lot size being 65 feet by 110 feet.

The Plat Review Committee met on November 28, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements required along with final for sidewalks along one side of Westgate Boulevard.
2. Drainage and utility easements as required.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE FOUR (4), SECTION TWO (2), subject to all the above departmental requirements.

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved, pending easements as required, fiscal arrangements as required, current tax certificates, approval of the St. John's Plan by the City Council and compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending easements as required, fiscal arrangements as required, current tax certificates, approval of the St. John's Plan by the City Council and compliance with departmental requirements for the following final subdivision plat:

C8-73-123 183 Park
U. S. Highway 183

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved, pending fiscal arrangements as required, current tax certificates, written approval from Water District #11, restriction on the final plat indicating that development is limited to single-family on all lots and compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending fiscal arrangements as required, current tax certificates, written approval from Water District #11, restriction on the final plat indicating that development is limited to single-family on all lots and compliance with departmental requirements for the following final subdivision plat:

C8-73-133 Spring Willow Subdivision, Section Two (2)
Tacon Lane

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved, pending compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following final subdivision plat:

C8-73-130 Lakeway, Section Twenty-Eight (28)
F. M. 620 and Lohman's Crossing Road

The staff reported that the following two (2) final subdivisions have been before the Committee in the past and have complied with all departmental requirements; therefore, the staff's recommendation is that they be approved. The Commission unanimously

VOTED: To APPROVE the following two (2) final subdivision plats:

C8-72-102 Rosewood Village, Section Seven (7)
Pleasant Valley Road and Glen Oaks Drive
C8-73-106 Horseshoe Bend II
Barton Hills Drive and Forest Bend Drive

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following nine (9) short form plats have complied with all the departmental requirements and recommends that they be approved. The Commission unanimously

VOTED: To APPROVE the following nine (9) short form plats:

C8s-73-278 7th Resub., Lt. 2, Frontier Village, Sec.3;A Resub.
Ben White Blvd. & Frontier Trail of Lts. 6A and 11
C8s-73-244 Safeway Addition #4
Braker Lane
C8s-72-402 Brackenridge Hospital Sub. Station
I. H. 35 and East 13th Street
C8s-73-279 Onion Creek Resubdivision No. 1
Onion Creek Parkway
C8s-73-179 H. & M. Subdivision
Anchor Lane and Manor Road
C8s-73-250 The Cross Roads
North Bluff Drive and Nuchols Crossing Road
C8s-73-288 Resub. H. S. R. Subdivision II
Mesa Drive
C8s-73-196 Kramer Lane Industrial Park II
Delta Drive
C8s-73-283 Carrell Oaks, Sec.2, Resub. Lts. 1, Blk. I & 9, Blk. H
Windrift Way

The staff reported that the following short form plat has been before the Committee and recommends that it be approved and that a variance required on the signature of adjoining property owners be granted. The Commission unanimously

VOTED: To APPROVE and to GRANT the variance required on the signature of adjoining property owners for the following short form plat:

C8s-73-275 Jewell Shannon Addition
Braker Lane

The staff reported that the following short form plat is appearing before the Committee for the first time and recommends that it be accepted for filing and approved and that a variance on the signature of adjoining property owners be granted. The Commission unanimously

VOTED: To ACCEPT for filing and APPROVE and to GRANT the variance on the signature of adjoining property owners for the following short form plat:

C8s-73-280 Hill Homes
Lakeview Drive and Marshall Ford Drive

The staff reported that the following six (6) short form plats are appearing before the Committee for the first time and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements the following six (6) short form plats:

C8s-73-292 Resub.Lt.3,B1.I,Col.Pk.S.1,P.2&Resub.of Replat Lts.1&2,B1.I,
Decker Lake Road & Colony Park Rd. Col. Pk., Sec. 1, Ph.2
C8s-73-294 Resub. of Hilltop Acres
St. Highway #71
C8s-73-297 Resub. Lts. 5 & 6, Blk. 17, Inwood Hills
La Casa Drive
C8s-73-298 Resub.Lt.1,Blk.L, Point West of WO.Hills & Lt.8,B1.L,P.W.
Hyridge Dr., Mesa Dr., & Ridgehill of WO.Hills, S.2
C8s-73-295 Curtis B. Figer Subdivision
Peaceful Hill Lane
C8s-73-293 Hurst Creek Subdivision
A. L. Stewart Road

The staff reported that the following short form plat is appearing before the Committee for the first time and recommends that it be postponed pending receipt of a variance letter. The Commission unanimously

VOTED: To POSTPONE pending receipt of a variance letter for the following short form plat:

C8s-73-296 Marvin M. Henry Subdivision
Cameron Road

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Conference Room, third floor, City Hall, by Mr. Milstead.

PRESENT: Mr. Bill Milstead
Mrs. Betty Himmelblau
Mr. Charles Nash
Mr. Bennie Washington
Mr. Bob Bobbitt
Mrs. Jean Mather
Mr. Philip Juarez

The meeting was adjourned at 5:30 P.M.