

SUBDIVISION COMMITTEE

Regular Meeting--August 28, 1973

PRELIMINARY PLANS

C8-73-86      Resubdivision of Lots 1 and 2, S. R. Sheppard, Jr. Subdivision  
Wheless Lane and Clark Cove

The staff reported that this subdivision consists of 5.12 acres with 8 lots, the average lot size being  $\frac{1}{4}$  to 2 acres.

The Plat Review Committee met on June 13, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Owner of gas line and easement required to sign final plat.
2. Curbs and gutters required on Wheless Lane if not already existing.
3. Sidewalks required (show note on plat) along the north side of Wheless Lane and along the west side of Clark Cove.
4. Drainage and utility easements as required.
5. Connection to City sewer required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RESUBDIVISION OF LOTS 1 AND 2, S. R. SHEPPARD, JR. SUBDIVISION, subject to all of the above conditions.

C8-73-88      Rutland Drive Industrial Park  
Rutland Drive and Running Bird Lane

The staff reported that this subdivision consists of 87.23 acres with 22 lots, the average lot size being 270' x 500'.

The Plat Review Committee met on July 18, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Curves along Running Bird Lane required to have a minimum centerline radius of 600 feet.
2. Line up Running Bird Lane at north end with existing dedication.
3. 25 foot building setback line required from all streets.
4. All intersections required to be at or near 90 degrees.
5. Zoning change to industrial required prior to final approval.
6. Restriction required on final plat prohibiting residential use until such time as the Master Plan permits otherwise.
7. Railroad crossing protection device required where streets cross railroad spurs to be provided at the owner's expense.

C8-73-88 Rutland Drive Industrial Park---continued

8. A privacy fence required on east boundary of subdivision adjacent to residential zoned property.
9. Drainage and utility easements as required.
10. No sidewalks required because of industrial nature of the area.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RUTLAND DRIVE INDUSTRIAL PARK subject to all the departmental requirements changing Comment No. 7 to read "Railroad crossing warning device similar to a standard crossbuck" required to be provided at owners expense where streets cross railroad spurs; and changing Comment No. 8 to read "A privacy fence or other privacy screening to be approved by the Planning Commission in connection with final plat" required on east boundary of subdivision adjacent to residential property. The request for name change was also approved to read as Rutland Drive Business Park.

C8-73-91 East Ranch, R-1  
City Park Road and Ranch Road 620

The staff reported that this subdivision consists of 16.99 acres, the lot size not applicable.

The Plat Review Committee met on July 18, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Sidewalks required on the north side and east side of proposed road.
2. Horizontal curves required to have a minimum centerline radius of 400'.
3. Provision for some type of emergency parking on shoulder of road.
4. Approval of street design and grades by Engineering and Traffic and Transportation Departments.
5. A minimum R.O.W. width of 90 feet, permitting the R.O.W. to vary upward depending on topography, cuts and fills, etc., and permitting a variable median width with variable roadway elevations.
6. Street construction to comply with City specifications for urban subdivisions.
7. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of EAST RANCH, R-1, subject to all of the above conditions.

C8-73-92      East Ranch, R-2  
City Park Road & Ranch Road 620

The staff reported that this subdivision consists of 15.88 acres , the lot size not applicable.

The Plat Review Committee met on July 18, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Sidewalks required on the north and east side of proposed road.
2. Horizontal curves required to have a minimum centerline radius of 400'.
3. Provision for some type of emergency parking on shoulder of road.
4. Approval of street design and grades by Engineering and Traffic and Transportation Departments.
5. A minimum R.O.W. width of 90 feet, permitting the R.O.W. to vary upward depending on topography, cuts and fills, etc., and permitting a variable median width with variable roadway elevations.
6. Street construction to comply with City specifications for urban subdivisions.
7. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED:      To APPROVE the preliminary plan of EAST RANCH, R-2, subject to all the above conditions.

C8-73-93      East Ranch, R-3  
City Park Road & Ranch Road 620

The staff reported that this subdivision consists of 20.91 acres, the lot size not applicable.

The Plat Review Committee met on July 18, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Sidewalks required on the north and east side of proposed road.
2. Horizontal curves required to have a minimum centerline radius of 400'.
3. Provision for some type of emergency parking on shoulder of road.
4. Approval of street design and grades of Engineering and Traffic and Transportation Departments.
5. A minimum R.O.W. width of 90 feet, permitting the R.O.W. to vary upward depending on topography, cuts and fills, etc., and permitting a variable median width with variable roadway elevations.
6. Street consturction to comply wity City specifications for urban subdivisions.

C8-73-93      East Ranch, R-3---continued

7.      Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED:      To APPROVE the preliminary plan of EAST RANCH, R-3, subject to all the departmental requirements.

C8-73-94      Faro Farms, Phase One  
Riverside Drive and Old Chisholm Trail

The staff reported that this subdivision consists of 88.35 acres with 6 lots, the average lot size being 3 to 22 acres.

The Plat Review Committee met on June 27, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1.      Change name of Chisholm Trail.
2.      Sidewalks required on north side of Riverside Drive, both sides of Chisholm Trail and on one side of Faro Drive.
3.      Connection to City sewer required.
4.      Show contour interval.
5.      Density required to conform to density requirements agreed to by the developer in connection with Planning Commission approval of the conceptual plan and zoning. Density indicated on preliminary plan is inconsistent with agreement.
6.      Separate subdivision and Special Permit approval required for PUD sites.
7.      Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED:      To APPROVE the preliminary plan of FARO FARMS, PHASE ONE, subject to all the above conditions with the understanding that any increase in the densities as outlined in the staff report and previously agreed to would require reapplication for change in density.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following five (5) 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 Committee unanimously

VOTED: To APPROVE the following five (5) final subdivision plats:

<u>C8-72-103</u>	<u>Dove Springs, Section Two</u>
	Dove Springs Drive & Pino Lane
<u>C8-72-128</u>	<u>Westlake Highlands, Section Seven</u>
	Ridgecrest Road & South Oak Canyon
<u>C8-73-43</u>	<u>Research Plaza</u>
	U.S. 183 & Clearfield Drive
<u>C8-73-45</u>	<u>Colony Park, Section One, Phase Three</u>
	Decker Lake Road & Hillcroft Drive
<u>C814-73-02</u>	<u>Chimneyhill (PUD)</u>
	MKT Railroad & U.S. 290 East

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the following final subdivision:

<u>C8-73-86</u>	<u>Resubdivision Lots 1&amp;2, S.R. Sheppard Jr., Subd.</u>
	Wheless Lane & Clark Cove

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and approved with the fact that water is available from Water District #18. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE with the fact that water is available from Water District #18 for the following final subdivision:

<u>C8-73-68</u>	<u>Westridge Estates</u>
	Cuernavaca Drive & Westward Drive

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 Committee unanimously

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

<u>C8-73-88</u>	<u>Rutland Drive Business Park</u>
	Rutland Drive and Running Bird Lane

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The staff reported that the following three (3) final subdivisions have not been before the Committee and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements, easements required, tax certificates required and fiscal arrangements required. The committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, easements required, tax certificates required and fiscal arrangements required for the following three (3) final subdivisions:

<u>C8-73-49</u>	<u>Balcones Woods, Section Three-A</u> Santa Cruz Drive & Alhambra Drive
<u>C8-73-89</u>	<u>Balcones Woods, Section Three-B</u> Toledo Drive & Catalonia Drive
<u>C8-73-90</u>	<u>Balcones Woods, Section Three-C</u> Santa Cruz Drive & Alhambra Drive

The staff reported that the following three (3) final subdivisions have not been before the Committee and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements, tax certificates required, fiscal arrangements required and sidewalks required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, tax certificates required, fiscal arrangements required and sidewalks required for the following three (3) final subdivisions:

<u>C8-73-91</u>	<u>East Ranch, R-1</u> City Park Road & Ranch Road 620
<u>C8-73-92</u>	<u>East Ranch, R-2</u> City Park Road & Ranch Road 620
<u>C8-73-93</u>	<u>East Ranch, R-3</u> City Park Road & Ranch Road 620

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, limited to single-family use, septic tank note required to read 750 gallons instead of 500 gallons, Yucca Drive required to intersect D-K Ranch Road at or near 90 degrees and tax certificates are required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, limited to single-family use, septic tank note required to read 750 gallons instead of 500 gallons, Yucca Drive required to intersect D-K Ranch Road at or near 90 degrees and tax certificates required for the following final subdivision:

<u>C8-72-149</u>	<u>Westhill Estates, Section One</u> D-K Ranch Road & Yucca Drive
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SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following seven (7) short form plats have complied with all the departmental requirements and recommends that they be approved. The Committee unanimously

VOTED: To APPROVE the following seven (7) short form subdivisions:

<u>C8s-73-95</u>	<u>Chevy Chase South Commercial Park</u>
	Wickersham Lane & East Riverside Drive
<u>C8s-73-128</u>	<u>Colony Park, Section One, Phase Two-A</u>
	Colony Park Drive
<u>C8s-73-164</u>	<u>Third Resub. Lot 2, Huntland Heights Commercial</u>
	Huntland Drive & Brenda Drive
<u>C8s-73-172</u>	<u>Chula Vista</u>
	Wilke Drive & Airole Way
<u>C8s-73-181</u>	<u>Joseph Draper Subdivision</u>
	Taylor Draper Lane
<u>C8s-73-186</u>	<u>Universal Heights</u>
	Water Park Road
<u>C8s-73-201</u>	<u>Wayne Smith Estates</u>
	Lyndon Lane

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and approved. The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form subdivision:

<u>C8s-73-204</u>	<u>Sigmar Subdivision</u>
	East 11th Street & Rosewood Avenue

The staff reported that the following thirteen 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 Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following thirteen short form subdivisions:

<u>C8s-73-203</u>	<u>Resub. Lots 7&amp;8, Blk. 3, Manchaca Estates</u>
	Miles Avenue
<u>C8s-73-205</u>	<u>H.S.R. Subdivision II</u>
	Mesa Drive & Spicewood Springs Road
<u>C8s-73-207</u>	<u>Resub. Lots 4&amp;5, Fredericksburg Road Ac.</u>
	West Mary Street
<u>C8s-73-209</u>	<u>Austin Doctors Addition</u>
	I.H. 35 & East 26th Street
<u>C8s-73-211</u>	<u>Collins and Fleming Subdivision</u>
	McNeil Road (Jollyville)
<u>C8s-73-212</u>	<u>Forister Subdivision</u>
	Loop 360

SHORT FORM SUBDIVISIONS---continued

<u>C8s-73-213</u>	<u>1st Resub. N.W. Section, Travis Landing #2</u>
	Warika Drive & Pryor Lane
<u>C8s-73-214</u>	<u>Ole' 1</u>
	Center Street & Garden Villa Lane
<u>C8s-73-215</u>	<u>Rebba Heights</u>
	South Congress Avenue & Alpine Drive
<u>C8s-73-216</u>	<u>Ruth C. Smith Addition</u>
	South 1st Street & Cedar Street
<u>C8s-73-217</u>	<u>Tannehill Two</u>
	Tannehill Street & Bluestein Blvd.
<u>C8s-73-219</u>	<u>Spring Hill Village, Resub. Lot 13, Blk. H</u>
	Delahunty Lane
<u>C8s-73-220</u>	<u>183 Park</u>
	U.S. 183

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 disapproved pending compliance with departmental requirements and to show future R.O.W. and 25 foot building setback line. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to show future R.O.W. and 25 foot building setback line for the following short form subdivision:

C8s-73-206 F.F."Jack" Kelley Subdivision  
F.M. Highway 973

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 disapproved pending compliance with departmental requirements, water system accepted by the Health Department, Castle Ridge Road must be accepted by the County, show 25 foot building setback line and septic tank note required. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, water system accepted by the Health Department, Castle Ridge Road must be accepted by the County, show 25 foot building setback line and septic tank note required for the following short form subdivision:

C8s-73-208 Resub. Lot 1, Camelot, Section One  
Castle Ridge Road



SHORT FORM SUBDIVISIONS---continued

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 disapproved pending compliance with departmental requirements, show 25 foot building setback line, variance be granted on signature of adjoining owner and show 25-year flood plain and drainage easement. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, show 25 foot building setback line, variance granted on signature of adjoining owner and show 25 year flood plain and drainage easement for the following short form subdivision:

C8s-73-210 The Creeks  
U.S. Highway 183

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 disapproved pending compliance with departmental requirements and that a variance be granted on signature of adjoining owner. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to GRANT the variance requiring the signature of the adjoining owner for the following short form subdivision:

C8s-73-218 Malone Addition No. 2  
Slaughter Lane & Slaughter Creek Drive

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Council Chambers by Mrs. Mather.

PRESENT: Jean Mather  
Bill Milstead  
Betty Himmelblau  
Phillip Juarez

On the sixteen (16) final subdivisions that was heard at this meeting (8-28-73) requires a full Planning Commission action, therefore, one member had to be polled, by phone, to make a majority of the full Commission who voted as stated in these minutes.

Member Polled: C.W. Hetherly

The meeting adjourned at 5:00 P.M.