

PLANNING COMMISSION

Regular Meeting---May 28, 1974

PRELIMINARY PLANS

C8-73-105 SHADY HOLLOW, SECTION THREE
Shoshone Trail & Eldorado Trail

The staff reported that this subdivision consists of 100 acres with 147 lots, the average lot size being 135' x 180'.

The Plat Review Committee met on August 29, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Letter required from the Health Department indicating that the area is acceptable for septic tank development.
2. May need a development permit prior to final approval. Show 25 year flood plain along Slaughter Creek.
3. Curves 16 through 25 along Stormy Ridge Trail are deficient -- realign to 300' centerline radii.
4. Curves 8 through 13 along Twisting Branch Drive are deficient -- realign to 200' centerline radii.
5. Drainage and utility easements as required.
6. Variance required for length of Blocks 3 and 10. Recommend variance be granted because of density and topography.
7. No sidewalks required---SUBURBAN. This note required on final plat.
8. Recommend a restriction be required on final plat limiting use to single family.
9. Letter of approval required from Water District #9 prior to acceptance of final plat.
10. Recommend Engineer submit analysis of existing water system and make provision for adequate water system without overloading existing system.

After further discussion, the Commission unanimously

VOTED: To POSTPONE the preliminary plan of SHADY HOLLOW, SECTION THREE pending receipt of a favorable report from the Health Department on septic tank use.

C8-74-32 ANDERSON LANE OFFICE PARK
Anderson Lane & Shoal Creek Blvd.

The staff reported that this subdivision consists of 10.28 acres with 2 lots, the average lot size being 250' x 650' (5 acres).

The Plat Review Committee met on March 20, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. A restriction required on final plat prohibiting access from subject property onto Anderson Lane.

C8-74-32 ANDERSON LANE OFFICE PARK---continued

2. Fiscal arrangements required for sidewalks along Shoal Creek Blvd. and along the east and south sides of Great Northern Blvd. Recommend no sidewalks be required on Anderson Lane because of proposed MoPac and railroad overpass.
3. Additional storm sewer facilities maybe required.
4. Drainage and utility easements as required.
5. All driveways required to be approved by the Urban Transportation Department.

After further discussion, the Commission

VOTED: To POSTPONE the preliminary plan of ANDERSON LANE OFFICE PARK for four (4) weeks due to further study of plan by the Owner and Engineer.

C8-74-33 THE WOODLAND VILLAGE OF ANDERSON MILL, SECTION TWO, PHASE ONE
Anderson Mill Road & Millwright Parkway

The staff reported that this subdivision consists of 29.75 acres with 120 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on April 3, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Minimum distance between offset intersections is 150'.
2. All streets required to intersect at or near 90°.
3. Minimum centerline radius along collector streets is 300' and 200' on residential streets.
4. Sidewalks required on one side of Millwright Parkway and Millway Drive. Note required on final plat locating such sidewalk requirements.
5. Additional R.O.W. (40' from centerline) required on Anderson Mill Road.
6. Subdivision required to be connected to the M.U.D. water and sewer systems, and appropriate fiscal arrangements made.
7. A restriction required on final plat prohibiting occupancy of any lot until connection is made to the water and sewer system.
8. Approval of construction plans for water system by the City does not mean that State Health Department standards for water pressure will be met. Responsibility of water pressures below these standards will be that of the owner.
9. Drainage and utility easements as required.
10. Approval of this plan does not constitute approval of required preliminary plan for proposed Section II, Phase 2; separate preliminary submission required.

C8-74-33 THE WOODLAND VILLAGE OF ANDERSON MILL, SECTION TWO, PHASE ONE---continued

11. Recommend restriction be required on final plat limiting use to single family.
12. All streets, drainage and utilities required to be installed to city specifications and appropriate fiscal arrangements made.
13. The Woodland Village of Anderson Mill, Section 1 required to be recorded prior to final approval of this plat for access to Osprey Court.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of THE WOODLAND VILLAGE OF ANDERSON MILL, SECTION TWO, PHASE ONE as submitted, subject to all of the departmental requirements.

C8-74-34 LAMBERT PARK SUBDIVISION
Macmor Road & Lambert Circle

The staff reported that this subdivision consists of 5.02 acres with 23 lots, the average lot size being 70' x 105'.

The Plat Review Committee met on April 17, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. 50' centerline radius required on right-angle turns on loop street.
2. All lots required to meet ordinance requirements for lot width and area.
3. Fiscal arrangements required along with final plat for sidewalks along Macmora Road. Sidewalk note required on final plat.
4. Compliance with departmental requirements.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of LAMBERT PARK SUBDIVISION as submitted, subject to all of the departmental requirements.

C8-74-35 ^{Sec} TIMBERLINE, PHASE TWO (2)
Barton Skyway & Spyglass Drive

The staff reported that this subdivision consists of 50.1 acres with 4 lots, the average lot size being 550' x 1100' (12 acres).

The Plat Review Committee met on April 17, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements required along with final plat for sidewalks along the west side of Barton Skyway and along the south and west sides of Spyglass.
2. Cul-de-sac required at the north end of Spyglass.

C8-74-35 TIMBERLINE, PHASE TWO---continued

3. Recommend a variance be granted on length of Spyglass because its extension is provided for.
4. Requires fiscal arrangements for this developers portion of the bridge to cross Barton Creek.
5. Recommend a variance to exclude that area along Barton Creek to be purchased by the City.
6. Recommend a variance on length of Block 'B' be granted because of topography.
7. Drainage and utility easements as required.
8. Show 25 year flood plain along Barton Creek.
9. A development permit required prior to final approval.
10. Boundary along Barton Creek and Tract 5 required to coincide with the property agreed to be purchased by the City.
11. Ordinance passage for requested zoning required prior to issuance of building permits or utility connections.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of TIMBERLINE, PHASE TWO as submitted, subject to departmental requirements but to POSTPONE action on the location of sidewalks at this time, to be decided at the time of the Special Permit hearing. ALSO, no fiscal arrangements for the bridge across Barton Creek at this time, but requiring a recordable agreement, acceptable to City Legal Department, committing the Developer to his portion of such costs at the time the City can determine the extent thereof.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

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

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

C8-74-31 Garden of Rest
Memory Drive

The staff reported that the following three (3) final subdivisions is appearing before the Commission for the first time and recommends that these subdivisions be accepted for filing and disapproved pending easements, fiscal arrangements, and compliance with departmental requirements. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, fiscal arrangements, and compliance with departmental requirements for the following subdivisions:

C8-72-90 Granada Hills II
U.S. 290 & 1826

C8-73-126 Woodstone Square

Brodie Lane & Stonecraft Drive

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continuedC8-74-21 Onion Creek, Section II
Onion Creek Parkway & Pinehurst Drive

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending easements, fiscal arrangements, compliance with departmental requirements and current tax certificates. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, fiscal arrangements, compliance with departmental requirements and current tax certificates for the following subdivision:

C8-74-14 The Woodland Village of Anderson Mill, Section One
U.S. 183 & Millway Parkway

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending fiscal arrangements and compliance with departmental requirements. The Commission then

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

C8-74-32 Anderson Lane Office Park
Anderson Lane & Shoal Creek Blvd.

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending fiscal arrangements, compliance with departmental requirements and current tax certificates. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending fiscal arrangements, compliance with departmental requirements and current tax certificates for the following subdivision:

C8-74-36 Adirondack Trail Road Dedication
Spicewood Springs & Adirondack Trail

The staff reported that the following final subdivision has been before the Commission in the past. The staff recommends that it be postponed pending a report from the Health Department on septic tank use. The Commission then

VOTED: To POSTPONE this final subdivision pending receipt of a favorable report from the Health Department on septic tank use:

C8-73-105 Shady Hollow, Section Three
Shoshone Trail & Eldorado Trail

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

The staff reported that the following Planned Unit Development plan has been before the Commission in the past and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following P.U.D.:

C814-72-16 Greenslopes, Phase One
Meadow Lake Blvd.

SHORT FORM SUBDIVISION---FILED AND CONSIDERED

The staff reported that the following seven (7) short form subdivisions have been before the Commission in the past and they have now complied with all the departmental requirements and recommends that these short forms be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-74-76 2nd Resub. Lot A-1, West Gate Square Commercial
West Gate Blvd. & U.S. 290
C8s-74-47 Jesse Addition
E. Riverside Drive
C8s-74-74 Cielo Vista, Section One (Amended)
Decker Lake Road
C8s-74-78 The Lorelei
City Park Road
C8s-74-80 Resub. Lot 11, Block 'D', Spicewood at Balcones Village,
Mandeville Circle /Section Two
C8s-74-90 Courtlandt Place 2
Park Place & N. Plaza & E. Rundberg Lane
C8s-74-103 Gerl Subdivision
State Highway 71 & Lyle Road

The staff reported that the following short form subdivision has been before the Commission in the past and it is recommended that it be accepted for filing and approved and granting a variance on the signature of the adjoining owner. The Commission then

VOTED: To ACCEPT for filing and APPROVE and granting a variance on the signature of the adjoining owner for the following short form subdivision:

C8s-74-107 Mansfield Addition
Burnet Road

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The staff reported that the following two short form subdivisions is appearing before the Commission for the first time and it is recommended that they be accepted for filing and disapproved pending compliance with departmental requirements and to grant the variance on the signature of the adjoining owner. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and granting a variance on the signature of the adjoining owner for the following short forms:

C8s-74-118 Resub. Lots 2,3 & A portion of Lot 1, Hodges Industrial Subd.
F.M. 1325

C8s-74-119 Ballard's Subdivision #2
Bluff Springs Road

The staff reported that the following four (4) short form subdivisions is appearing before the Commission for the first time and it is recommended that they be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

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

C8s-74-120 Blue Bonnet Gardens Annex
U.S. 183 & Burleson Road

C8s-74-121 Hartford Road Subdivision
Polo Road & Hartford Road

C8s-74-123 Kanetzky Subdivision
Manchaca Road

C8s-74-124 Evelyn Johnson Addition
Sunshine Drive

The staff reported that the following short form subdivision is appearing before the Commission for the first time and it is recommended that it be postponed due to a letter of variance. The Commission then

VOTED: To POSTPONE the following short form:

C8s-74-122 Hudson & Law Subdivision
Armadillo Road

The staff reported that the following short form subdivision is appearing before the Commission for the first time and it is being requested for withdrawal. The Commission then

VOTED: To WITHDRAW the following short form subdivision:

C8s-74-07 B. W. Plaza
Ben White & Banister Lane

C2-73-8a Creeks Ordinance
Interim Report

Mr. Alexander stated that there were two major problems that the City Departments have in implementing the new "CREEK ORDINANCE". The problems being with new subdivisions and with the procedures for notifying interested groups of public hearings and in setting public hearings.

A meeting was held last week with Mr. Tom Watts and Mr. Arthur Merchant to discuss solutions to these problems. Although we have not completed our recommendations, we are investigating several solutions to the problems.

Mr. Graves, City Engineer, explained a Development Agreement is being considered as a possible solution to the problems with new subdivisions.

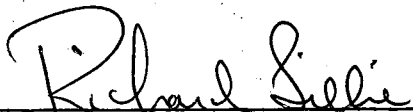
The Commission members reviewed the information and requested that the staff have a recommendation for them by the June meeting.

The meeting of the Planning Commission was called to order at 3:00 P.M. in the Conference Room, first floor, City Hall, by Mr. William Milstead.

PRESENT: Mr. William Milstead
Mr. O. P. Bobbitt
Mr. Charles Nash
Mrs. Mather
Mrs. Himmelblau

ALSO PRESENT: Jack Alexander, Asst.
Director of Planning
Walter Foxworth, Subdivision
Planner III
Charles Graves, Director of
Engineering
Lois Kluck, Clerk Typist III.

The meeting was adjourned at 4:30 P.M.


Richard R. Lillie
Executive Secretary