

PLANNING COMMISSION

Regular Meeting June 25, 1974

PRELIMINARY PLANS

C8-74-37 SUNRISE ACRES

Von Quintus Road & Sunflower Drive

The staff reported that this subdivision consists of 148.53 acres with 34 lots, the average lot size being 250' x 500'

The Plat Review Committee met February 13, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Variance required on length of all dead end streets. Recommend variance be granted because of low density, topography and provision for extension of all streets except Cotton Drive which needs no extension from a planning standpoint.
2. Variance required on most block lengths. Recommend all be granted because of low density and because adequate circulation is provided.
3. Annexation into Water District #12 maybe required and a letter of approval required from Water District #12.
4. Change the name of Willow Lane and Quail Lane.
5. Development permit required.
6. No sidewalks required (SUBURBAN). Note required on final plat.
7. Minimum centerline radius collector streets is 300' and 200' on residential streets.
8. Provision required for a 60' R.O.W. along all portions of Von Quintus Road.
9. Arco and Exxon Pipeline Companies required to participate in (sign) final plat.
10. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To POSTPONE the preliminary plan of SUNRISE ACRES pending a favorable report from the Health Department for septic tank use.

C8-74-39 VILLAGE SOUTH, PHASE III

Pleasant Valley Road & Stassney Lane

The staff reported that this subdivision consists of 72.66 acres with 133 lots, the average lot size being 60' x 100'.

The Plat Review Committee met on April 24, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements required along with the final plat for sidewalks along both sides of Stassney Lane; the east side of Pleasant Valley Road; the south side of Teri Road; the west side of Nuckols Crossing Road and the north side of Palo Blanco Lane.
2. All streets must intersect at or near 90°.

C8-74-39 VILLAGE SOUTH, PHASE III---continued

3. Minimum centerline radius on Stassney Lane and Pleasant Valley to be 600'. For residential streets minimum centerline radius is 200' with 50' radius on right angle turns.
4. Evidence (Vol. & Page) of dedication of Palo Blanco Lane required prior to final approval. Fiscal arrangements for construction of such street required with this final plat.
5. R.O.W. required on Nuckols Crossing Road -- 35' from the existing centerline.
6. All corner lots required to be 60' wide and have an area of 6,900 square feet; interior lots 50' wide with an area of 5,750 square feet.
7. Contours required to be not more than 100 horizontal feet apart.
8. A separate subdivision and special permit site plan approval required on P.U.D. development.
9. A separate subdivision and/or P.U.D. required for proposed cluster single family area.
10. Show lot and block numbers for all lots.
11. Show building set back line for all lots. Recommend 25' on all sides for non-residential lots.
12. Variance required on length of block 'A'. Recommend to grant because of uses.
13. Development permit required.
14. Drainage and utility easements as required.
15. Wastewater service requires upgrading collection system which may require participation by the owner.
16. Subdivision required to be served by wastewater service.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of VILLAGE SOUTH, PHASE III as submitted, subject to all of the above conditions.

C8-74-40 HARVEY STREET ADDITION
Sol Wilson Avenue & Harvey Street

The staff reported that this subdivision consists of 2.174 acres with 3 lots, the average lot size being 120' x 150'.

The staff's recommendation based on departmental requirements on the above preliminary plan be approved subject to the following conditions:

1. Development permit required.
2. Drainage study required by owner's Engineer as existing facilities are inadequate.
3. Harvey Street south of Sol Wilson Avenue required to be improved to city grade prior to sale on development of these lots.

C8-74-40 HARVEY STREET ADDITION---continued

4. Cul-de-sacs required to be paved, curbed and guttered to city specifications.
5. Compliance with city requirements on drainage easements and pipe installations.
6. Necessary arrangements required for the extension of both water and sanitary sewer lines to provide service to all lots prior to sale or development.
7. Additional sanitary sewer easements as may be required to provide sewer service to adjacent property that lies at higher elevations prior to sale of development of these lots.
8. Items 3-7 are plat restrictions on previously recorded plat which must be complied with prior to approval of this final plat.
9. Recommend no sidewalks be required because the only dedication involved is the cul-de-sac itself.
10. Street construction and development of lots required to be coordinated with city plans for Harvey Street/Sol Wilson Avenue improvements.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of HARVEY STREET as submitted, subject to all of the departmental requirements.

C8-74-43 BEACONRIDGE II
Peaceful Hill Lane & Mario Street

The staff reported that this subdivision consists of 8 acres with 35 lots, the average lot size being 60' x 115'.

The Plat Review Committee met on May 22, 1974, and recommended that the above preliminary be approved subject to the following conditions:

1. Show survey tie across Peaceful Hill Lane---70' R.O.W. required.
2. Minimum 200 foot centerline radius required on residential streets.
3. Sidewalks required on west side of Peaceful Hill Lane.
4. Requires a restriction on the final plat stating that no construction be started on any lot until sanitary sewer is available to that lot.
5. Subject to consummation of existing contract with Developer and transfer of title on new school site.
6. Recommend variance be granted not requiring a cul-de-sac at west end of Baldrige Drive because of only one lot depth from an intersection on north side of street.
7. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of BEACONRIDGE II as submitted, subject to all of the above departmental requirements.

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 disapproved pending fiscal arrangements, easements and to change the alignment of Muley Drive to conform to preliminary approval. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, easements and to change the alignment of Muley Drive to conform to preliminary approval for the following subdivision:

C8-74-06 Northview Hills, Section 3
Cavvy Drive & Yucca Drive

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends that it be postponed pending a letter from the Health Department for septic tank use. The Commission then

VOTED: To POSTPONE pending a letter from the Health Department for septic use for the following final subdivision:

C8-74-37 Sunrise Acres
Von Quintas Road & Sunflower Lane

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, development permit and to note restrictions on plat of the resubdivision of Tract 2, Oak Springs Subdivision. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, compliance with departmental requirements, development permit and to note restrictions on plat of the resubdivision of Tract 2, Oak Springs Subdivision for the following final subdivision:

C8-74-40 Harvey Street Addition
Harvey Street

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 final subdivision:

C8-74-41 Assumption Cemetery, Section 26
I. H. #35

FINAL SUBDIVISION---FILED AND CONSIDERED---continued

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, easements and compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, easements and compliance with departmental requirements for the following final subdivision:

C8-74-42 Dove Springs, Section 2, Phase 2
Dove Springs Drive & Dovehill 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 compliance with departmental requirements and current tax certificates. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements and current tax certificates for the following final subdivision:

C8-74-43 Beaconridge II
Hill Lane & Dittmar Road

PLANNED UNIT DEVELOPMENT---FILED AND CONSIDERED

The staff reported that the following planned unit development has been before the Commission in the past and recommends that it be accepted for filing and disapproved pending fiscal arrangements, easements, compliance with departmental requirements and a development permit. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, easements, compliance with departmental requirements and a development permit for the following planned unit development:

C814-73-08 Summerwood
Steck Avenue, Greenslope Drive, Cima Serena

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) short form plats have been before the Commission in the past and have now complied with all the departmental requirements and recommends these three be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-74-85 First Resub. Blk. M, Amended N.W. Hills, N.W. Oaks III
Stonecliff & Hidden Hollow
C8s-74-112 J. B. Williams
Burnet Road & Parkway
C8s-74-119 Ballard's Subdivision #2
Bluff Springs Road

The staff reported that the following two (2) short form subdivisions is appearing before the Commission for the first time and recommends that they 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 short form plats:

C8s-74-133 N. W. Hills, Section 9-F
Far West Blvd. & Woodhollow Drive
C8s-74-134 Ramsey Reed Addition
U.S. Highway 71

The staff reported that the following two (2) short form subdivisions is appearing before the Commission for the first time and recommends 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 form plats:

C8s-74-137 Community Junction
Gaston Place & Briarcliff Blvd.
C8s-74-138 3rd Resub. Blk. A, Windsor Park Commercial Area
Cameron Road
C8s-74-139 McNeeley Addition
State Highway #71 & Popham Lane

SHORT FORM SUBDIVISION---FILED AND CONSIDERED---continued

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and requiring a 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 the variance on the signature of the adjoining owner for the following short form plat:

C8s-74-135 Resub. Lot 5, Laneport
U. S. 183 & Purnell Drive

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and to show survey tie across William Creek Drive. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements and to show survey tie across William Creek Drive for the following short form plat:

C8s-74-136 Resub. Lot 12 & 13, Blk. C, Village Oak West
Williamson Creek Drive

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

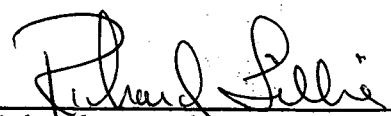
VOTED: To POSTPONE the following short form subdivision:

C8s-74-140 Hanover Cartwright Addition
969 and H. & T.C. Railroad

The meeting of the Planning Commission was called to order at 3:00 P.M. in the Conference Room, third floor, City Hall Annex, 2nd and Lavaca, by Mr. C. W. Hetherly.

PRESENT:	Mr. C. W. Hetherly	ALSO PRESENT:	Walter Foxworth, Subdivision
	Mr. O. P. Bobbitt		Planner III
	Mr. Rizer Everett		Lois Kluck, Clerk Typist III
	Mr. George Ramsey		
	Mrs. Jean Mather		
	Mrs. Betty Himmelblau		

The meeting was adjourned at 4:00.


Richard R. Lillie
Executive Secretary