

PLANNING COMMISSION

Regular Meeting---February 24, 1976

PRELIMINARY SUBDIVISIONS

The staff recommended that the following two preliminary subdivisions be postponed, as requested by the owners, to review the proposed street dedications further. After further discussion, the Commission then

VOTED: To POSTPONE the following two preliminary plans two weeks for further study.

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| <u>C8-76-02</u> | <u>RONA DRIVE STREET DEDICATION</u> |
| | Old U.S. Highway 183 |
| <u>C8-76-03</u> | <u>GREAT HILLS DRIVE STREET DEDICATION</u> |
| | Great Hills Drive and U.S. Highway 183 |

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The staff recommended that the following preliminary subdivision be disapproved pending the determination of the City's ability to serve with water and wastewater.

Mr. S. A. Garza, engineer for the owners; had stated that he thought the subdivision had been previously platted. A representative from the Water and Wastewater Department indicated that such property had not been previously platted and was therefore, subject to the December 22, 1975 memorandum. After further discussion the Commission then

VOTED: To POSTPONE the preliminary plan of Oak Forest Villas two weeks pending the subdivision status as related to the December 22, 1975 memorandum and the City's determination to serve with water and wastewater.

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| <u>C8-76-04</u> | <u>OAK FOREST VILLAS</u> |
| | Oak Knoll Drive and U.S. Highway 183 |

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

CONCEPTUAL PLAN

The staff made reference to the memorandum in the Planning Commission's packets which indicated the request by the owners and the recommendation of the Planning Department on the following subdivision conceptual plan.

After further discussion on the above referenced memorandum and a presentation by Mr. Gordon Swift, Consulting Engineer for the owners, the Commission then

VOTED: To APPROVE the conceptual plan of Lost Creek Estates subject to departmental requirements, and GRANTING a variance to DELETE the urban construction requirements and not requiring any restriction on building sites outside flood plains.

C8c-76-001 LOST CREEK ESTATES
Loop 360

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, and Jagger
Mmes. Mather and Lewis-McGowan
NAY: Mr. Rindy
ABSENT: Mr. Ramsey

FINAL SUBDIVISIONS

The staff reported that the following final subdivisions be disapproved pending the determination of the City's ability to serve with water and wastewater. The Commission then

VOTED: To DISAPPROVE the following seven final subdivisions pending the City's ability to serve with water and wastewater.

C8-75-35 LONGHORN BUSINESS PARK, NO. 2
F.M. 1325 and Kramer Lane
C8-74-55 WOODLAND VILLAGE AT ANDERSON MILL, SEC. 2, PH. 2
Anderson Mill Road and Millwright Parkway
C8-75-22 OAKSIDE VALLEY
Walsh Tarlton Lane and Thousand Oaks
C8-75-44 CASTLEWOOD ANNEX I
Davis Lane and Collingwood Lane
C8-75-47 HORSESHOE BEND, SEC. 3, PH. 1
Matterhorn Drive and Buckingham Drive
C8-76-01 BARRINGTON OAKS, SEC. 5
D-K Ranch Road
C8-76-04 OAK FOREST VILLAS
Oak Knoll Drive and U.S. Highway 183

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

FINAL SUBDIVISIONS---continued

The staff recommended that the following final subdivision be accepted for filing and disapprove pending fiscal arrangements, availability of sewer and compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending fiscal arrangements, availability of sewer and compliance with departmental requirements.

C8-75-46 BEACONRIDGE IV-A
South First Street

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

The staff recommended that the following final subdivision be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending compliance with departmental requirements.

C8-73-67 HIGHLAND HILLS, SECTION 11, AMENDED
Hillbrook Drive

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

SHORT FORM SUBDIVISIONS

The staff presented to the Planning Commission a memorandum and recommendation concerning a possible variance of fiscal requirements on the following subdivision which indicated that public water was not available and septic tanks could not be approved. A representative from Water and Wastewater indicated the possibility of a letter from Water District #14 which indicates that water from such district might now be available.

SHORT FORM SUBDIVISIONS---continued

The staff indicated that if such were the case, the conditions surrounding this proposed subdivision could change. The Commission then

VOTED: To POSTPONE the following short form subdivision two weeks pending further evidence of Water District #14's ability to provide water to this subdivision.

C8s-76-09 HASKEL SUBDIVISION
U.S. Highway 290 West

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The staff presented to the Planning Commission a memorandum and recommendation concerning a possible variance of fiscal requirements on the following subdivision which indicated that public sewer is not available. The owner has requested that septic tank construction be permitted which has already been approved by the City-County Health Department. After further discussion, the Commission then

VOTED: To GRANT the variance to DELETE the fiscal requirements for water of the following short form subdivision.

C8s-75-170 ROYCE R. MYERS
Old U.S. Highway 183

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The staff reported that the following short form subdivisions have complied with all departmental requirements and recommends APPROVAL. The Commission then

VOTED: To APPROVE the following short form subdivisions.

C8s-75-99 RAWHIDE RIDGE
Rawhide Trail
C8s-75-188 BOGGY CREEK ADDITION
Bluff Springs Road
C8s-76-02 RESUB. OF LOT 5, BLOCK J, GEORGIAN ACRES
Georgian Drive
C8s-76-10 JERRY GREEN SUBDIVISION
Edgewater Drive

SHORT FORM SUBDIVISION---continued

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two short form subdivisions pending compliance with departmental requirements and GRANTING the variance to exclude the balance of the tract.

C8s-76-29 CINNAMON HOLLOW, SECTION ONE
Buffalo Pass and Stassney Lane
C8s-76-33 WEST LOOP EAST
Lakewood Drive

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two short form subdivisions pending compliance with departmental requirements and GRANTING the variance on the signature requirements of the adjoining owner.

C8s-76-32 THE AMES SUBDIVISION
U.S. Highway 71
C8s-76-23 J.D. JENNINGS SUBDIVISION
South Second Street and South Central Street

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements and GRANTING the request to vacate Block G.

C8s-76-04 SONESTA WEST, SECTION TWO
U.S. Highway 183 and Oceanaire Boulevard

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan
ABSENT: Mr. Ramsey

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending easements and compliance with departmental requirements.

C8s-76-22 WEBB-WINBORN SUBDIVISION
Highline Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending the determination of the City's ability to serve with water and wastewater.

C8s-76-17 JULIA MINCE SUBDIVISION
U.S. Highway 290

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending current tax certificates and compliance with departmental requirements and GRANTING the variance to exclude the balance of the tract.

C8s-76-25 GREENWAY PLAZA, SECTION 5
Rundberg Lane and Cameron Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision and GRANTING the variance on the signature requirements of the adjoining property owner.

C8s-76-27 BRIGHT'S CORNER
Rundberg Lane and Cameron Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements.

C8s-76-28 RESUB. OF LOTS 2,7 & 8, WOOD KNOLL ADDITION
Jamesborrow Street and Hillview Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision.

C8s-76-30 BROOKS SQUARE
Q Tirado Street and Brooks Street

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To POSTPONE the following short form subdivision pending receipt of a letter concerning the signature requirements of the adjoining property owner.

C8s-76-31 D. AND P. PITTS
F.M. 973

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The Commission then

VOTED: To POSTPONE the following short form subdivision for two weeks pending the determination of the relationship to the proposed Wild Basin Wilderness Park.

C8s-76-26 WILD BASIN WILDERNESS
Wild Basin Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The Commission then

VOTED: To POSTPONE the following short form subdivision, a long form subdivision is required.

C8s-76-24 Resub. of Lot 5, Northcross, Section 2
Foster Lane and Rockwood Lane

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Mr. Ramsey

The meeting of the Planning Commission was called to order at 3:00 p.m. in the Municipal Building Annex, 3rd floor Conference Room.

PRESENT

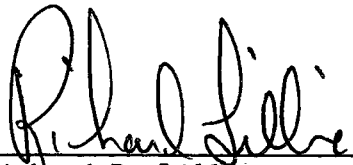
C. W. Hetherly, Chairman
O. P. Bobbitt
Rizer Everett
Miguel Guerrero
Sid Jagger
Dean Rindy
Jean Mather
Linda Lewis-McGowan

ALSO PRESENT

Walter Foxworth, Subdivision Planner III
Evelyn S. Butler, Supervising Planner
Kimberley Jamail, Clerk Typist II

ABSENT

George Ramsey, III



Richard R. Lillie
Executive Secretary