

SUBDIVISION COMMITTEE
Regular Meeting -- July 22, 1963

PRELIMINARY PLANS

C8-61-11 Walnut Bend

South 1st North of Stassney Lane

The staff reported that this plan is a resubmission of a plan submitted two years ago on which the preliminary approval has expired. The site comprises 158.08 acres with 322 lots for a proposed residential and commercial subdivision. The staff presented the following comments which were discussed:

1. Full dedication of right-of-way for South 1st Street must be made in connection with submission of a final plat. We feel this is the responsibility of the subdivider to provide full right-of-way.
2. Show all easements and their widths.
3. No lots in Blocks L or K can be approved on a final plat until purchase is made on the portions of such lots outside the boundary of this plan.
4. A 25 foot setback line from both streets is recommended on all corner lots which adjoin lots with a 25 foot setback line to provide a continuous setback.
5. Blocks A, F, M, and N exceed ordinance requirements for length. As these blocks border Williamson Creek, a variance from the Ordinance is recommended.
6. An alternate plan for Blocks L and K should be provided in case purchase of additional property for Block L as indicated on this plan cannot be accomplished.
7. Show building lines for Lots 40 and 41, Block A, Lot 26, Block N and for the south line of Lot 1, Block K. The Director made comment on the two large tracts of the Lovelady property which is surrounded by Block K and South 1st Street and stated that an alternate plan has been suggested to provide better development. This will require a dedication on the subdivider's part on that portion of South 1st Street extending into the Lovelady tract. It was noted that the Lovelady property projects out into the proposed 80 foot right-of-way of South 1st Street.

The Committee then

VOTED: To APPROVE the plan of WALNUT BEND, except for that portion west of South 1st Street subject to the following conditions:

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1. The outstanding problems as outlined in the Planning Department report being worked out to the satisfaction of the Planning Department;
2. Compliance with the technical Ordinance requirements as listed above, and completion of departmental reports;

and to grant a variance from the Subdivision Ordinance on block length requirements for Blocks A, F, M and N.

C8-62-78 Western Trails, Section 7-A
Pack Saddle Pass and Jones Road

The staff reported that this plan had previously met all the requirements for approval except for Block T. Rearrangements of Lots 7-14, Block T have been accomplished satisfactorily and approval is now recommended. The Committee therefore

VOTED: To APPROVE the plan of WESTERN TRAILS, SECTION 7-A.

C8-63-29 William Bell Subdivision
Tannehill and Samuel Huston

The following comments were presented by the staff and discussed:

1. Full dedication of right-of-way for Samuel Huston Avenue to tie-in with existing street must be in connection with submission of a final plat.
2. If sanitary sewer is not available, lots as shown cannot be approved for septic tank use.
3. Final plat may require a restriction prohibiting occupancy of those lots until sewer is available, if sewer service cannot be provided by the time the final plat is ready for approval.
4. Show correct alignment of the west right-of-way line of Tannehill Street to the north and south of subdivision.
5. Additional right-of-way to provide 30 feet from centerline required on Tannehill Street. An additional amount of widening to provide a 60 foot collector street is recommended because of the length of this street and the amount of traffic.

Mr. Currington, the engineer for the developer, stated that the owner would dedicate five more feet which will be worked out prior to final approval.

The Committee therefore

VOTED: To APPROVE the plan of WILLIAM BELL SUBDIVISION subject to the following conditions:

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C8-63-29 William Bell Subdivision--contd.

1. Sanitary sewer being available.
2. Additional widening of Tannehill Street.
3. Provision for full dedication of right-of-way for Samuel Huston Avenue.

C8-63-31 University Hills, Auburn Circle
Northeast Drive and Auburn Circle

The following comments were presented by the staff and discussed.

1. Lots 7 and 10 have unusual shapes which may create building orientation problems for adjoining as well as subject lots. Modification of the plan should be considered to correct this problem.
2. Use of Lots 7 and 10 should be clarified.
3. Lots 7, 9 and 10, Block B, in alternate plan do not meet Ordinance requirements of 25 foot setback at the building line. Applications for variance on these three lots have been submitted and will be considered by the Board of Adjustment on August 5, 1963.
4. Approval of this plan does not constitute approval of the Lake. The staff explained that three of these lots extend into the Lake area. Mr. Carrington, subdivider, advised that the subdivision is for single-family dwellings with the Lake area to be deeded to the individual property owners and no problems are anticipated. The Director reported that as reports are still lacking, the City is concerned from a Health Department viewpoint, due to the fact that affluent from septic tanks further up the drainage way is apparently draining into this Lake which could be a health problem.
5. Storm Sewer Department advises that the drainage and public utility easement on Lot 7, Block B should be 15 feet if it is to be occupied with sanitary sewer and drainage facilities. An easement required for Little Walnut Creek is subject to verification.

The Chairman inquired of any flooding problem and the Engineer replied that a drainage easement covers all of the Lake and adequate provision to prevent flooding has been made.

The Committee therefore

VOTED: To APPROVE the plan of UNIVERSITY HILLS, AUBURN CIRCLE, subject to the following conditions:

1. Approval of the Board of Adjustment on Lots 7, 9 and 10, Block B on 25 foot setback requirement.
2. Approval of this plan does not constitute approval of the Lake.

C8-63-32 Northtown West, Section 4
Anderson Lane

The staff reported that a setback of 25 feet is recommended from both streets on six corner lots and that no provision has been made for the development of Ashdale Drive to Burnet Road as an outlet. There is also a question of an 80 foot right-of-way for Anderson Lane. The existing center line for Anderson Lane must be included on this plan and the north line of the street must be 45 feet from the center line. A 50 foot drainage easement is necessary and it is recommended that Lots 3-7 be extended to include the drainage easement. The Committee therefore

VOTED: To APPROVE the plan of NORTHTOWN WEST, SECTION 4, subject to the following conditions:

1. Setback of 25 feet from both streets for Lots 10, 11, 15 and 16 in Block P and Lots 1 and 19 in Block M.
2. Extension of Ashdale Drive to Burnet Road.
3. Include a 45 foot center line to provide thoroughfare for Anderson Lane.
4. Extend Lots 3 through 7 to Anderson Lane to include drainage easement.

C8-63-33 Highland Hills, Section 5, Phase 2
Highland Hills Terrace

The staff reported that because of existing development and problems due to terrain, an isolated area located between Section 5, Phases 1, 3 and 4 and Hillbrook Drive should be included in this preliminary plan. This portion will be completely surrounded by development which may result in difficulties later. Access to this tract of land is limited due to the terrain. The staff presented the following comments which were discussed:

1. A 50 foot radius is recommended for Tumblin Trail Circle instead of 45 feet, as the cul-de-sac makes an awkward circle. The developer, Mr. Bradfield, stated the reason for a 45 foot radius is that this street abuts a hillside. He felt there would be no problem with a cul-de-sac on this street. The staff suggested the street name be changed to Tumblin Circle to shorten the name and avoid confusion in mail delivery.
2. A 25 foot building set-back from both streets is recommended for all corner lots. The developer stated he felt a 25 foot front and a 15 foot set-back from the side streets on these lots should be adequate due to the terrain of the property and lot relationship. Requiring both 25 foot setbacks would cut the building area of those lots below what is anticipated.
3. A schematic for the area north and east of Lamplight Drive and Bonny Brook Drive is needed as there is a question as to how this area can be developed with the streets as proposed. The extension of Bonny Brook Drive is

C8-63-33 Highland Hills--contd.

questionable because of the contours along the creek. By bringing this street to the east, there is a terrific drop of about 50 to 70 feet in 200 feet. The developer stated the street can be brought around to curve and the two streets could be joined. The subdivision can be eliminated at Bonny Brook Drive. The Director stated he felt this schematic could be approved.

4. The width and location of the required drainage easement to the rear of Lots 15, 16, 17, 18 and 19 may be such that a change in lot arrangement may be necessary. The Director recommended exclusion of Lots 17, 18 and 19 from the subdivision at this time to allow for a possible relocation of Bonny Brook Drive.

The Committee therefore

VOTED: To APPROVE the plan of HIGHLAND HILLS SECTION 5, PHASE 2, with the exception of Lots 17, 18 and 19 and to give a 45 foot variance on the cul-de-sac for Tumblin Circle.

SHORT FORM PLATS - FILED

The staff reported that reports have not been received from several departments and that no action on the following short form plats is recommended at this meeting. The Commission therefore

VOTED: To ACCEPT the following plats for filing:

C8s-63-89 Richardson Resub. of Part of Lot 8, G. K. Beckett
Ridge Oak and Westview Road
C8s-63-90 Boulevard Hts. Resub. of Lots 6-10, Block 5
West 9th and Center Street
C8s-63-91 Cooper Addition
Knuckles Crossing Road
C8s-63-92 W. T. Wallis Sub. Resub. Lot 1B of Resub. of Lot 1
Old Fredericksburg Road
C8s-63-94 Henry Hall Sub. No. 4
Farley Drive
C8s-63-97 Pinecreek Subdivision
East 1st and Chicon

SHORT FORM PLATS - CONSIDERED

C8s-63-83 Cherrylawn Resubdivision
Cherrylawn Circle

The staff reported that this plat complies with all the provisions of the Subdivision Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the plat of CHERRYLAWN RESUBDIVISION.

C8s-63-84 Holly and Naumann Subdivision
East 5th and Tillery

The staff reported a small accessory building across the north lot line of Lot 5 and a small garage across the common line between Lots 2 and 3. The Director stated this subdivision is in an industrial area and is in violation of the Master Plan, and disapproval was recommended. The Committee therefore

VOTED: To DISAPPROVE the plat of HOLLY AND NAUMANN SUBDIVISION subject to removal of the accessory building from the property line and a possible amendment to the Master Plan.

C8s-63-85 C. E. Brown Subdivision
Cullen Lane

The staff reported that this plat complies with all the provisions of the Subdivision Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the plat of C. E. BROWN SUBDIVISION.

C8s-63-93 Royal Oaks, Section 3, Resub. Lot 4, Block B
Winsted Lane and West 10th Street

The staff reported that this is a proposal to resubdivide an existing record lots, which would create one lot fronting on Winsted Lane and one lot abutting the Missouri-Pacific Blvd. with frontage on West 10th Street, which is a dedicated street but has never been developed. It was noted by the staff that a portion of West 10th Street is being used for driveways for the lots fronting on West 9th Street and backing up to West 10th Street.

The Director stated that a clarification of the City's policy regarding the opening and development of this type street is needed. Also, there is a question as to whether West 10th Street should intersect the Missouri-Pacific Blvd., since the plans are incomplete at this time. The Director also stated that it is the intention of the Department to make sure that all City policies have been complied with before approval would be recommended.

The Committee discussed the above questions and felt that they should be resolved before further consideration is given. The Committee therefore

VOTED: To REFER the plat of ROYAL OAKS, SECTION 3, RESUB. LOT 4, BLOCK B, to the Planning Commission pending clarification and compliance of the City's policies on the opening and development of West 10th Street.

C8s-63-99 M. H. Flournoy Subdivision No. 2
East 12th Street

The staff reported that the County tax receipt and reports from the drainage department and Public Works were lacking. Approval must be subject to these requirements. It was pointed out that there was a problem in connection with adjoining properties. The Committee therefore

VOTED: To REFER the plat of M. H. FLOURNOY SUBDIVISION NO. 2 to the Planning Commission pending reports of the above conditions and a site inspection by the members of the Committee.

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C8s-63-78 Travis Raven Subdivision
Lafayette South of Concordia

The staff reported that this plat complies with all the provisions of the Subdivision Ordinance and approval is recommended. The Committee therefore

VOTED: To APPROVE the plat of TRAVIS RAVEN SUBDIVISION.

ADMINISTRATIVE APPROVAL

The staff reported that six plats had received administrative approval under the Commission's rules. The Committee therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following subdivisions.

- C8s-63-88 Allandale North Section 5
Burnet Road and Teakwood
- C8s-63-68 Sunset Hill Enfield Resub. of Part of Lots 12 and 13
Woodlawn Blvd. and Poquonock
- C8s-63-87 Tempo North Resub. Lots 7-10, Block B
Bissonnet Lane West of Guadalupe
- C8s-63-95 Leissner Addition
Ann Arbor Ave. and Montclair
- C8s-63-96 Liveoak Grove, Resub. of Lots 1-8, Block 6 of Rilson's Resub.
of Lots 16-17
Oltorf and South 1st Street
- C8s-63-98 Royal Oak Estates, Section 3, Resub. Lots 15, 16, 17, Block T.
Northampton and Willington