

SUBDIVISION COMMITTEE  
Regular Meeting -- January 25, 1965

PRELIMINARY PLANS

C8-64-48 Northwest Hills Ranch No. 1 - Rev.  
Yucca Drive and Texas Plume Road

This plan was reviewed by the Subdivision Committee on September 8, 1964 and approved subject to compliance with all departmental reports. A variance is required on block lengths due to several long blocks within this revised plan and on the length of several dead-end streets. There is a need to provide for turn-around and continuation of these streets. All departmental reports have not been received. Approval of the plan is recommended subject to departmental reports.

Mr. Charles Stahl, representing the developer, requested they be allowed to leave the street identified as Double Spur Loop out of the plan. The lots are three to five acres each and are outside the City. The traffic generation will be very small and the large blocks are needed for people buying this acreage. The block length is 2100 feet between Texas Plume Road and T-Bar Trail.

Mr. Stevens inquired if there would be a restriction on the density in future development. Mr. Stahl stated in the future it would be possible to provide a cul-de-sac in each tract if desired by owners. On the plan submitted the corner lots are only 150 feet in depth and the lots could not be subdivided again with cul-de-sacs.

Mr. Stevens inquired if this plan had been checked with the Water Department and was advised there has been no comment received as yet.

Mr. Alfred Davey noted that the concern was not with the 1200 feet in block length as much as for the circulation of the area.

Mr. David Barrow, representing the developer, stated the Ordinance length of 1200 feet was established as a guide. This subdivision is outside of the City with large lots and they feel the length of the block is justified.

The staff stated that those portions of Texas Plume Road and Yucca Drive not now dedicated must be dedicated for access to the subdivision before any final plat can be approved.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS RANCH NO. 1- Revised, subject to compliance with departmental reports, with Double Spur Loop being taken out of the plan; granting variances on block lengths and length of dead-end streets.

(DISQUALIFIED: Mr. Barrow)

C8-64-68 Eubank Oaks

U. S. 81 and Krause Lane

This plan was postponed for 30 days at the request of the developer. No revised preliminary plan has been returned for action and the 30 days has expired. In lieu of a revised plan, disapproval is recommended. The Committee therefore

VOTED: To DISAPPROVE the preliminary plan of EUBANK OAKS.

C8-64-69 Wallingwood

Barton Skyway

This plan was reviewed at the last Planning Commission meeting. Since no comments had been received from other departments, no action was taken and it was postponed to this meeting.

Mr. Watts stated he had taken this revised plan to the departments concerned and received tentative approval with the other departments except the Director of Public Works.

Planning Department comments were reviewed as follows:

1. Last Thursday, the Planning Commission set the alignment of Missouri-Pacific Boulevard and Barton Skyway relating to this subdivision. With this alignment, a number of lots front thereon, which we recommend against.
2. One of the questions unresolved is the access to the subdivision, as this plan does not include any provision for access.
3. There is still the question regarding the bridge structure crossing Barton Creek. Before lots abutting this crossing in final form can be approved, the determination of participation in the cost of construction must be made.
4. Approval of plan does not constitute zoning of subdivision.
5. The question of so-called dead-end streets without provision of a turn-around. There are three such streets in this plan, two of which are approximately 800 feet in length and one which is only approximately 300 feet in length.

The Chairman advised the City Attorney is to rule on the question of cul-de-sacs and dead-end streets.

6. The question of the individual parks in the subdivision is subject to the review of the Legal Department.

C8-64-69 Wallingwood--contd.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WALLINGWOOD subject to the Legal Department check on the cul-de-sacs and parks, and compliance with all departmental reports.

SHORT FORM PLATS - FILED

The staff reported that reports have not been received from several departments and recommended that the following short form plats be accepted for filing. The Committee therefore

VOTED: To ACCEPT the following short form plats for filing:

C8s-65-8 Royal Oaks Estates, Sec. 7, Resub. Lots 18-19, Block A  
Thames Drive - Gaston Place  
C8s-65-9 Royal Oak Estates, Sec. 7, Resub. Lots 3-4, Block E  
Thames Drive

SHORT FORM PLATS - CONSIDERED

C8s-64-151 Resub. Lot 1, Block D, Banister Acres, Section 2  
Jinx Avenue

The staff reported that several requirements of the Ordinance had not been met. The Committee therefore

VOTED: To DISAPPROVE the short form plat of BANISTER ACRES, Section 2, Resub. Lot 1, Block D, subject to the required easements being shown on the plat, additional easements required, fiscal arrangements and completion of departmental reports.

C8s-64-152 Joe P. Jekel Subdivision  
Pecan Street and McNeil Road

The staff reported that several requirements of the Ordinance had not been met. The Committee therefore

VOTED: To DISAPPROVE the short form plat of JOE P. JEKEL SUBDIVISION subject to the additional easements required, fiscal arrangements, and completion of departmental reports.

C8s-64-153 Freewater Addition, Resub. Lot 4 and portion of Lot 1, Block 6  
South 3rd and Cardinal Lane

The staff reported this plat lacked completion of departmental reports and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of FREEWATER ADDITION, Resub. Lot 4 and portion of Lot 1, Block 6 subject to completion of departmental reports.

C8s-64-156 Gray Resubdivision  
Anderson Lane

The staff reported that dedication and acceptance of a 60 foot street adjoining Tract 2 to the east is necessary. In addition, the property is pending annexation to the City. The Committee therefore

VOTED: To DISAPPROVE the short form plat of GRAY RESUBDIVISION pending street dedication and annexation.

C8s-65-5 Flanagan's Addition  
Govalle Avenue and Tillery

The staff reported the lot is subject to flooding and a variance is required from Section 23.44 of the Ordinance. A notation has been placed on the plat regarding flooding to an elevation of less than 460.0 feet finished floor elevation. The Committee therefore

VOTED: To APPROVE the short form plat of FLANAGAN'S ADDITION, granting a variance from the Ordinance on flooding requirements.

C8s-64-129 Windsor Park Hills, Section 4, Resub. Lot 34, Block 1  
Claymoor and Norwood Hill

The staff reported this short form plat complied with all requirements of the Ordinance with the exception that a note be placed on the plat that the relocation of existing electrical pole will be at the owner's expense.

The Committee therefore

VOTED: To APPROVE the short form plat of WINDSOR PARK HILL, Sec. 4, Resub. Lot 34, Block 1, with the notation on the plat that the relocation of existing electrical pole will be at the owner's expense.

#### ADMINISTRATIVE APPROVAL

The staff reported that several 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 the meeting the administrative approval of the following short form plats:

<u>C8s-64-117</u>	<u>Mar-Glenn, Resub. Lot 5</u>
	Exposition Boulevard and Carlton Road
<u>C8s-65-6</u>	<u>Western Trails, Sec. 7A, Resub. Lots 18-20</u>
	Arapahoe Pass
<u>C8s-65-7</u>	<u>Balcones West, Resub. Lots 9 and 10, Block C</u>
	Havenwood Drive and Denwood Road