

SUBDIVISION COMMITTEE
Regular Meeting -- June 12, 1967

PRELIMINARY PLANS

C8-67-36 Angus Valley No. 5 & 6
 West Cow Path

The staff reported that this is a residential subdivision, classified as suburban, consisting of 20.50 acres, 23 lots, with the average lot size being 150 x 240 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Portion of subdivision will require annexation to Water District #1 for service. Sanitary sewer not available. |
| 2. Electric Department | - Additional easements required for street build. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easement required in Block B of No. 5. |
| 5. Public Works | - No report received. |

Planning Department comments are as follows:

1. Show building setback lines on plan. Recommend 25 feet from both streets on corner lots because of size and possibility of future re-subdivision.

The reason for this recommendation by the staff is that the lots in this subdivision are fairly large and in the event they are resubdivided, it may face a lot onto the side street.

2. Show complete boundary survey, name of owner and lots on plan.
3. Compliance with departmental reports.

Mr. E. J. Hood, the owner of the subject property, stated that the lots are restricted to a 40 foot setback from the front property line and a 25 foot setback from the side property line. The lots also have to be a certain size if they are cut up and resubdivided.

C8-67-36 Angus Valley No. 5 & 6--contd.

The Committee felt that this preliminary plan should be approved subject to the above conditions and departmental reports. It was then

VOTED: To APPROVE the preliminary plan of ANGUS VALLEY, No. 5 & 6, pending the conditions stated above.

C8-67-37 Oak Ridge
Highway 81 & Oakbrook

The staff reported that this subdivision is located on U. S. Highway 81 and the proposed Oakbrook Drive. It is a residential subdivision, classified as urban, containing 42 acres, 123 lots, with the average lot size being 80 x 120 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water available from Water District No. 7. Sanitary sewer not available. Change creek name from "Little Walnut Creek" to "Walnut Creek." |
| 2. Electric Department | - Additional easements and possible lot line changes required. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easements required in Block F for Walnut Creek and for street drainage. Show existing easements on adjoining subdivision to the east. |
| 5. Public Works | - No report received. |

Planning Department comments are as follows:

1. Recommend a longer radius be used on the corners of Renalee Loop to provide better building sites for Lots 5, 6, 12 & 13, Block F.

The staff reported that there is a bluff running through Block F. Renalee Loop as shown on the plan submitted is so close to the bluff line, that provision for the normal 25 foot setback from the street line places the building area for the subject lots on the bluff. The staff recommends that the corners be softened to allow more distance between the street right-of-way line and the bluff so as to provide partial building sites on top of the bluff for adequate foundation purposes.

C8-67-37 Oak Ridge--contd.

2. Twenty-five foot setback line required from U. S. Highway 81 for Lots 1-4, Block B, and for Lots 5-7, Block C. (through lots). Recommend a 25 foot setback line be required from U. S. Highway 81 for Lot 1, Block A, Lot 29, Block B, and Lot 21, Block C, due to the fact that U. S. 81 is a primary thoroughfare in the Master Plan, and to maintain an even or continuous setback line along the highway.

Through lots are required to have a 25 foot setback from the front and the rear streets. The staff recommends that this same requirement be on the remaining three lots as U. S. Highway 81 is a thoroughfare.

3. Fifteen foot setback line required from side street on all corner lots.

This is in keeping with the Commission's policy that was recently established.

4. Variance required on length of Jetta Court (480'). Recommend variance be granted as adequate circulation is provided, and this layout will eliminate another intersection with U. S. 81.
5. All lots on curved streets and culs-de-sac required to provide 60 feet of width at the building line.

A few of the lots on the curves appear to be questionable by scale. The Ordinance requires that 60 feet of width be provided at the building line.

6. Compliance with departmental reports.

Mr. Foxworth stated that the Health Department is concerned about the lots along the bluff on the east side of Renalee Loop in Block F, in that these lots have no place to locate a septic tank and lateral system. It is the staff's understanding that the subdivider plans to do some filling of the subject lots in the future which may eliminate this problem. The staff recommends that subject to the conditions as outlined above, that preliminary approval be given to this subdivision with the understanding that before final approval can be given to the subject lots (Lots 5-14, Block F) the Health Department will be required to give clearance. The Committee then

VOTED: To APPROVE the preliminary plan of OAK RIDGE pending departmental requirements, the conditions outlined above, and subject to specific Health Department approval of Lots 5-14, Block F for operation of septic tank and lateral systems prior to final platting thereof, and GRANTING a variance on the length of Jetta Court.

C8-67-38 Highland Park West, Section Six
Lucas Lane

The staff reported that this is a residential subdivision, classified as urban, containing 2.887 acres of land, 8 lots, with the average lot size being 80 x 120. The subject property abuts existing development to the

C8-67-38 Highland Park West, Section Six--contd.

south, east and north. To the west is acreage that is undeveloped. There is an extreme canyon or draw that goes to the south and west in this area.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer available. Annexation required for service. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Further study required. Drainage easements may be required. Show existing storm sewer in Western Hills Drive to the east. |
| 5. Public Works | - (Director) Need additional contours below Lucas Lane so street can be properly checked out. |

Mr. Foxworth stated that the street is right on the edge of the bluff and may or may not require some fill on the low side in order to prevent a continuous maintenance problem on the street. The Director needs the additional contour information to determine the extent of the problem.

Planning Department comments are as follows:

1. Alignment and right-of-way of Lucas Lane must be approved by the Director of Public Works.
2. Show elevation of contour lines.
3. Annexation to City required.
4. Compliance with departmental reports.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of HIGHLAND PARK WEST, Section Six, subject to the conditions outlined above.

C8-67-39 Southwind Addition, Section II
Walnut Drive west of Georgian Drive

The staff reported that this is a residential subdivision, classified as urban, containing 1.7 acres, 8 lots, with the average lot size being 50 x 115'.

C8-67-39 Southwind Addition, Section II--contd.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available. |
| 2. Electric Department | - Additional easements required for street build. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Show existing drainage way at or near the southeast corner of Lot 8. |
| 5. Public Works | - No report received. |

Planning Department comments are as follows:

The subject property is a small area located at the west end of Walnut Drive, a stub street, off of Georgian Drive. There has been a plan and discussion about extending Guadalupe Street southerly to Powell Lane. The property immediately west of and adjoining this subdivision to the south of Section 1 is still residential and the staff feels that as long as there is still residential in the area, some consideration should be given to the possible extension of Walnut Drive through the subject property to serve adjoining property and possibly to tie in with the extension of Guadalupe Street. There is a current zoning application of a mobile home park on property adjoining to the south and an attempt is still being made to provide for the extension of Guadalupe Street through that property. The staff feels that as long as there is a possibility that the property will go to residential development, some consideration should be given to this extension.

Mr. Foxworth presented a Planning Department sketch that proposes the extension of Walnut Drive to the south and west terminating in a cul-de-sac approximately five feet short of the west property line of the subject property. A restriction on the final plat could provide for the necessary right-of-way for the extension into the adjoining tract if the adjoining tract is developed for residential purposes. In the event the property to the west goes commercial, the staff feels that Walnut Drive should not be extended beyond the cul-de-sac. The engineer for the developer has informed the staff that this proposal as outlined by the Planning Department sketch, adds several thousand dollars to the development cost of the subdivision.

Mr. Weldon Hudson, engineer for the developer, stated that he made a study of this area sometime ago and his client feels that the plan as submitted is the best plan. The plan for this subdivision was started three months ago and everyone agreed that the arrangement was satisfactory until the property owner to the south decided to develop his property with a mobile home park and did not wish to provide for the extension of Guadalupe Street. Since the property owner to the south does not wish to extend Guadalupe Street, access and circulation to the Dean Skinner property has become a problem. The owner of the

C8-67-39 Southwind Additon, Section II--contd.

subject property has provided for the southerly extension of Guadalupe Street through Southwind Section I, to the Dean Skinner property and was happy to do so, but it is felt that the additional costs of \$2,000 or \$3,000 to provide for a second access street to the Skinner tract is not justified on the part of the subdivider.

Mr. Bluestein inquired about the future extension of the street if the plan submitted is approved. Mr. Foxworth explained that if the plan as submitted is approved, a lot would be created in such a manner as to permit a house which would block the future extension to the west.

Mr. Foxworth advised the Committee of additional problems on the southerly extension of Guadalupe Street to Powell Lane because of a tract of land, approximately 600 or 700 feet in depth, between the proposed mobile home trailer park and Powell Lane.

Assuming that the mobile home park property owners did provide their portion of the extension of Guadalupe Street, it would probably be considerable time before Guadalupe Street could actually tie into Powell Lane and because of this, it is felt that the additional access which would be provided by tying Walnut Drive into Guadalupe Street would be desirable particularly if the Skinner tract is developed residentially. The staff feels that this problem should be pointed out to the Committee for consideration as it is not known at this time what the future use of the Skinner tract will be.

Mr. Bluestein asked if that one lot could be held in abeyance. Mr. Hudson explained that the lot has only 50 feet of frontage as it is on a cul-de-sac. If the lot was held in abeyance, it would limit three additional lots instead of just one. Dr. Hazard asked what alternate route could be provided. Mr. Foxworth explained that there would be no alternate route. The City would probably have to buy a lot and a house to get the street through there. It is quite possible that if all of the area goes commercial, there could be access from Lamar Boulevard.

Mr. Hudson advised the Committee that the Skinner tract extends out to Lamar Boulevard; therefore if necessary, access could be from Lamar Boulevard. Mr. Foxworth explained that the front portion of the Skinner tract is developed commercially which limits access from Lamar Boulevard. The staff feels that there is additional need for access into the area because of the size of Section I and Section II, and the number of families who would be living therein.

Mr. Brown stated that the percentage of the street to the entire tract is very small. There are approximately 8 lots with approximately 4,000 square feet of space to get to them.

C8-67-39 Southwind Addition, Section II--contd.

Mr. Hudson stated that the subdivider would like to develop the property in accordance with the plan submitted as this would be the only way the expenditures could be justified. Mr. Foxworth stated that the plan submitted does not provide a full 50 foot radius along the east edge of the cul-de-sac. The engineer has discussed this with the Director of Public Works and it is felt that they can get the full 40 foot radius for paving and curb. The staff recommends that this variance be granted in order to prevent creating a variance on the depth of Lot 5 as proposed and due to the fact that the full paving and curb can be provided. Lot 3 will front only onto the cul-de-sac in Section I. The staff recommends, and the engineer has agreed, that they will incorporate the two abutting lots on each side of this particular area of Section I into the final plat of Section II and dedicate the additional right-of-way to provide for adequate frontage of Lot 3 and the adjoining tract to the north.

Mr. Foxworth explained that the Clinton Uhr property and the Ruth Wells property should be included in the final plat inasmuch as they are remaining tracts from which the subject property came.

Mr. Hudson stated that there are complications in getting Ruth Wells to participate in this plat. He indicated that he could get the owners of the Clinton Uhr tract to participate in the final plat. Mr. Hudson also agreed to include Lots 1, Block A and Lot 1, Block B of Southwind Addition, Section I into the final plat with Section II and dedicate the additional frontage for Lot 3 and the adjoining tract to the north.

Mr. Foxworth stated that the staff had previously recommended the variance on the 50 foot radius of the cul-de-sac adjoining the Clendenon Tract and subject to the inclusion of the Clinton Uhr tract and Lot 1, Block A and Lot 1, Block B in the final plat of Section II and subject to the conditions as outlined above, recommends approval of the plan as submitted. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOUTHWIND ADDITION, Section II, as submitted, subject to the conditions as outlined by the staff recommendations, and GRANTING a variance on the full 50 foot radius for the cul-de-sac of Walnut Drive, adjoining the Clendenon property and GRANTING a variance from requiring the adjoining property owner to the north to join in the final Platting.

C8-60-5 Lorena Addition, Section 2
Walnut Drive west of Georgian Drive

The staff reported that there is a request to withdraw this preliminary plan. The Committee then

VOTED: To ACCEPT the withdrawal of the preliminary plan of LORENA ADDITION, Section 2.

C8-63-63 College Heights
New Burleson Road and Hillbrair

The staff reported that the developer is requesting a six months extension of the preliminary approval of this plan. The Committee therefore

VOTED: To GRANT a six months extension of the approved preliminary plan of COLLEGE HEIGHTS.

SUBDIVISION PLATS - CONSIDERED

C8-66-33 Northwest Hills, Mesa Oaks, Phase 4
Mesa Drive and Rockrim Drive

The staff reported that information has been received that additional fiscal arrangements are involved in this final plat. The Director of Planning has discussed this with Mr. David B. Barrow, subdivider, and he is willing to provide the additional fiscal arrangements. The staff would like permission to poll the Commission for approval pending receipt of the letter for the fiscal arrangements. The policy of the Commission is to allow the staff to poll for approval upon completion of departmental reports, within 7 days after a meeting where it has been considered. After further discussion, the Committee

VOTED: To DISAPPROVE the final plat of NORTHWEST HILLS, Mesa Oaks, Phase 4, pending receipt of the letter for the fiscal arrangements and authorized the staff to poll the Commission for approval upon receipt thereof.

SHORT FORM PLATS - FILED

C8s-67-85 Brookwood Park
Manchaca Road

The staff reported that the tracing of this short form plat has not been returned and recommended that it be rejected for filing. The Committee therefore

VOTED: To REJECT for filing the short form plat of BROOKWOOD PARK.

C8s-61-11 Resub. of Lot 10, part of Lot 1, Block 5, Freewater Addition
Cardinal Lane east of South Third

The staff reported that there is a variance involved in this short form plat. The original plat has been in a disapproved-pending state since 1961. The variance requested is to exclude the two lots immediately to the east and adjoining the subdivision, from this subdivision. The original plat included the signature of the adjoining property owners. Since 1961, there has been delinquent taxes accrued on the two adjoining lots and if the two lots are included, the taxes will have to be paid. A letter has been received from Mr. O. B. Swindell, representing the applicant, requesting that a variance be granted from requiring the signature of the adjoining owners as they owe back taxes and do not wish to participate in this short form plat.

C8s-61-11 Resub. of Lot 10, part of Lot 1, Block 5, Freewater Addition--contd.

There is also a variance involved on the width of Cardinal Lane as the right-of-way is only 45 feet. The staff does recommend the variance be granted as the alignment of the street has been set to take widening from both sides of the street and the subject property is providing 5 feet.

Mr. O. B. Swindell appeared at the hearing and stated that the owners of the two adjoining tracts do not wish to participate in this subdivision.

Mr. Foxworth stated that the Ordinance requires that back taxes be paid before a plat can be approved. If the variance is not granted, the property cannot be subdivided without payment of these taxes. The staff pointed out that the only objection to the granting of this variance would be the provision for the 5 feet of widening across the abutting property for Cardinal Lane and South Second Street. After further discussion, the Committee

VOTED: To ACCEPT for filing the short form plat of Resub. Lot 10, part of Lot 1, Block 5, FREEWATER ADDITION, granting a variance on the signature of the adjoining owners and on the width of Cardinal Lane.

SHORT FORM PLATS - CONSIDERED

C8s-67-84 Cherrylawn, Section 5-A
Hylawn Drive and Hycreek Drive

The staff reported that this short form plat involves a variance to exclude the balance of the tract. The subject property is adjacent to but outside the City limits. The streets are in and developed, and the balance of the tract was covered in the original preliminary. Inasmuch as there is a preliminary plan on the balance of the property for the extension of the streets, the staff recommends that the variance be granted. The balance of the tract will have to be brought into the City limits and it is the staff's understanding that a request for annexation has been made. The staff recommends that the variance be granted and that this short form plat be approved. The Committee therefore

VOTED: To APPROVE the short form plat of CHERRYLAWN, Section 5-A, GRANTING a variance to exclude the balance of the tract.

C8s-67-87 Vanzura Subdivision
Manchaca Road

The staff reported that there is a variance involved in this short form subdivision to exclude the balance of the tract. The property under consideration consists of two lots. One of the lots has an existing building on it and a duplex is proposed for the other lot. The back 15 feet of the two lots in question are outside of the City limits but there is a request for annexation of this 15 feet. Because of the size and shape of the property and a creek or draw in the rear, future development of the tract will have to provide for streets. They are requesting that the balance of the property be excluded

C8s-67-87 Vanzura Subdivision--contd.

from this short form plat to keep the remaining area from being annexed until the owner is ready to develop it. The staff recommends that the variance be granted as there is a request to annex the rear 15 feet of the two lots under consideration. This short form plat has cleared all departments at this point and the staff recommends approval. The Committee then

VOTED: To APPROVE the short form plat of VANZURA SUBDIVISION, granting a variance to exclude the balance of the tract from this plat.

C8s-67-88 Rex Bradley Subdivision, Resub. Lots 1 & 2 Avenue H

The staff reported that this short form plat involves a variance on the width of Avenue H. Avenue H is 45 feet wide but there is an offset in the street right at the subject property and to continue the alignment, the necessary right-of-way will have to come from the other side of the street. This short form plat has cleared all departments and the staff recommends approval. The Committee then

VOTED: To APPROVE the short form plat of REX BRADLEY SUBDIVISION, Resub. Lots 1 and 2, granting a variance on the width of Avenue H.

C8s-67-74 C. R. Johns Subdivision, Resub. Lots 1-8, Block 12 New York Avenue and Chicon

The staff reported that a variance is involved on the width of corner lot 5 in this short form subdivision. The Ordinance requires that corner lots be a minimum of 60 feet wide. At the last Commission meeting, the staff recommended disapproval of this short form plat and the variance, pending a vacation of Salina Street, as the information available to the staff did not justify the granting of the variance. Salina Street is required to be vacated under the Kealing Urban Renewal Plan and when the street is vacated, the variance will no longer be necessary as Lot 5 will no longer be a corner lot. The staff has received information that a request has been made for the vacation of Salina Street and it is recommended that the variance be granted. The staff recommends disapproval pending completion of departmental reports. The Committee then

VOTED: To DISAPPROVE the short form plat of C. R. JOHNS SUBDIVISION, Resub Lots 1-8, Block 12, pending compliance with departmental reports and GRANTING a variance on the width of Lot 5.

C8s-67-76 Resub. of Lots 8 and 9, Glenbrook Addition, Section 2 and Lot 10-A Ellon Road and Cheviot Lane of Resub.

The staff reported that this short form plat has complied with all departmental reports with the exception of a clearance from the gas company. The staff recommends approval pending clearance from the gas company.

C8s-67-76 Resub. of Lots 8 & 9, Glenbrook Addition, Section 2 and Lot 10-A of
Resub.--contd.

It was then

VOTED: To APPROVE the short form plat of Resub of Lots 8 and 9, GLENBROOK ADDITION, Section 2 and Lot 10-A of Resub., pending clearance from the gas company.

ADMINISTRATIVE APPROVAL

The staff reported that three short form 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 short form plats:

<u>C8s-67-83</u>	<u>Baty Subdivision</u>
	<u>Riverside Drive</u>
<u>C8s-67-68</u>	<u>Epwright & Cherico Subdivision</u>
	<u>South Lamar Boulevard</u>
<u>C8s-67-75</u>	<u>Colony North Section 1, Resub. Lots 10-16, Block D</u>
	<u>Colony North and Jamestown</u>