

SUBDIVISION COMMITTEE  
Regular Meeting -- October 30, 1967

PRELIMINARY PLANS

C8-67-80 Northwest Estates  
Hycrest and Rockcrest

This subdivision is located on Hycrest and Rockcrest Streets and consists of 33.37 acres, containing 80 lots with the average lot size being 90 x 120. It is classified as urban and proposes residential and one tract of local retail.

Departmental comments were reviewed as follows:

1. Water and Sewer Department - A Sewer lift station and force main required for sewer service. Mains required in perimeter street to west in order to serve Bluffridge and Rockcrest Drive. Portion of plan shown but not included in plan should be included and future streets to the west shown so that future utility service can be planned. Water is available. Annexation required for service.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer Department - Drainage easement may be required at end of Villaciff Circle.
4. Public Works - Not represented.

Planning Department Comments are as follows:

1. Access to this subdivision is dependent upon the dedication of Hycrest Drive through the Mayfield property.

Mr. Foxworth explained that there is an unplatted portion of Hycrest Drive as shown on the approved preliminary plan of Point West of Westover Hills to the east. This portion of the street is required to be dedicated and developed to tie into this subdivision to provide public access.

2. Recommend boundary of plan include sufficient area to provide for all the streets required to serve the lots indicated.

Mr. Foxworth presented an amended plan which Mr. Watson, Engineer, has submitted just prior to this meeting which includes additional area and complies with this requirement. However, this plan has not been reviewed by the staff nor by the other departments as related to the added area. These are additional requirements relating to the added area in that a cul-de-sac is required at the west end of Bluffridge Drive which is not shown on the plan.

C8-67-80 Northwest Estates--contd.

3. Schematic plan required on property to the west.
4. Access to lot 18 is dependent on the dedication of the West Loop.
5. Cul-de-sac required at the south end of Wildridge Drive.

Mr. Foxworth reported that a comment had been received from Mr. Rountree, Director of Public Works, stating that Wildridge Drive should be paved 40 feet wide and it is the recommendation of the staff that Wildridge Drive be made a 60 foot collector street. Mr. Watson, Engineer, agreed that this would be provided.

Mr. Dunham inquired about the frontage of lots 1-3, block F.

Mr. Foxworth stated that these three lots will front onto the internal street, Bluffridge Drive, and will be required from both streets.

6. Show property line between Mike Williams tract and the Norwood tract as related to this subdivision. Recommend that Bluffridge Drive be adjusted to either continue on this line or be one lot depth to the south of this line. This street connection will be needed to provide circulation to adjoining properties. After further discussion by the Committee and the engineer for the owner, it was agreed that the street would be shifted one lot depth to the south of the north line of the Mike Williams tract.
7. Approval of this plan does not constitute approval of zoning required for the proposed use of lot 18. Recommend that an alternate residential layout be provided. This was agreed to by the engineer.

Mr. Dunham felt it necessary to emphasize that the Committee is not approving this preliminary plan and noted that there is a grade problem on this lot which could present access problems for commercial use.

After further discussion, the Committee

VOTED: To APPROVE the revised plan of NORTHWEST ESTATES subject to the conditions outlined above.

C8-67-81 The Bluffs of University Hills  
Loyola Lane and Little Walnut Creek

This subdivision is located on Loyola Lane and Little Walnut Creek, containing 71.25 acres with 194 lots with average size being 75 x 125. It is classified as Urban and proposes residential, local retail and townhouse uses.

Departmental Comments were reviewed as follows:

1. Water and Sewer - Sanitary sewer siphon required across Little Walnut Creek to existing main.

C8-67-81 The Bluffs of University Hills--contd.

Planning Department suggested layout is best for a water distribution system.

Annexation required for service.

2. Electric and Telephone Co. - Additional easements and possible lot line changes required.
3. Storm Sewer Department - Drainage easements required. Additional streets west of Loyola Lane will be needed on developers plan to save on storm sewer requirements. Planning Department suggested layout seems to meet drainage requirements as to general layout.
4. Public Works - Not represented.

Planning Department Comments are as follows:

1. Recommend modification of plan as indicated on Planning Department suggested layout.

Mr. Foxworth explained that this layout is in accord with the Planning Department suggested layout. This is a revised copy to the original plan.

2. Proposed townhouse development is subject to passage of a townhouse ordinance.

The townhouse requirements were considered at a special meeting of the Planning Commission but no council action has been taken. Along with townhouses being proposed the alternate residential layout as proposed for the townhouse site is satisfactory.

3. Compliance with departmental reports.

Subject to the conditions outlined above, the Planning Department recommends approval of the revised plan.

Mr. Foxworth explained that there are commercial lots proposed on the corners of Manor Road and Loyola Lane and indicated that "LR" and "GR" zoning exist on the northwest and southwest corners of Manor Road and Loyola. This would be subject to zoning prior to commercial use.

Mr. Foxworth further stated that the committee should incorporate a variance on block length. We recommend this variance be granted because of topography and because of the gravel pit between the subject property and the adjoining property.

C8-67-81 The Bluffs of University Hills--contd.

An inquiry by a member of the committee was made regarding the reasoning involved in locating townhouses on the site.

Mr. Foxworth stated that this is a good location because of terrain, and would act as a buffer use between commercial and residential uses.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of the BLUFFS OF UNIVERSITY HILLS, subject to the conditions outlined above, granting a variance on block lengths.

C8-67-82 Southridge - Revised  
Clawson Road and Morgan Lane

This subdivision is located on Clawson Road and Morgan Lane and consists of 92.23 acres, containing 311 lots with an average size of 75 x 125. It is classified as urban and proposes residential and apartment uses.

Departmental Comments are as follows:

1. Water and Sewer Department - Water and sewer service available.
2. Electric & Telephone Co. - Additional easements and possible lot line changes required.
3. Storm Sewer Department - Show existing easements and additional easements required.
4. Public Works - Not represented.

Planning Department Comments:

1. Recommend modification of plan as indicated on Planning Department suggested layout.

Mr. Foxworth explained that a revision of the plan was made based on Planning Department suggested layout, and this is the layout recommended.

2. Recommend that blocks A & B and lots 1 & 2, Block C, lots 11-13, Block H, lot 1, Block L and lots 1 & 2, Block N, be platted for single-family or two-family use.

Changes have been made to conform to the present zoning requirement.

3. Suggest that the south ends of Blocks C & D be planned for apartments.

It was taken into consideration that multi-family could be planned along Bannister Lane between the railroad track and the proposed collector street.

C8-67-82 Southridge - Revised--contd.

4. Access to the Davis tract required in conjunction with final plat.

Mrs. Davis' tract is located such that this layout does not provide her with direct access. Mr. Watson, surveyor, indicated they will try to go back as far as possible with the street and further stated that there is a down grade on this property, but we recognize that we have to furnish Mrs. Davis with access.

Mr. Foxworth stated that a property trade was indicated by this plan which would give her tract access on the street proposed. Some agreement should be made with the Davis' for access.

Mr. Foxworth stated that there is a variance required on block C, which abuts the railroad track with a drainage ditch through the property. We recommend this variance be granted.

Mr. Walker stated that they have property facing Clawson Road and asked if it would be possible to extend the stub street with a portion of the cul-de-sac on their property.

Mr. Walker stated that they would be willing to dedicate and develop a cul-de-sac at the same time the street is developed.

Mr. Watson stated that this would be acceptable to the developers to extend Crestridge Drive to their property line and let the Walker tract provide the cul-de-sac.

The traffic hazard along Clawson Road was discussed and Mr. Dunnam stated that a separate motion should be made to study Clawson Road concurrently with the subdivision.

Motion was made and seconded to study the traffic situation along Clawson concurrently with this subdivision.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan for SOUTHRIDGE - REVISED, subject to the conditions outlined above, granting a variance on length of Block C.

C8-67-83 North Park Estates Section 2  
North Bend Drive west of U.S. Highway 81

This subdivision is located on North Bend Drive, west of U. S. Highway 81 and contains 42.02 acres with 109 lots having an average size of 90 x 120. It is classified as suburban and proposes residential use.

C8-67-83 North Park Estates Section 2--contd.

Departmental Comments are as follows:

1. Water and Sewer Department - Water is available from city owned Water District No. 7.  
Sanitary sewer not available.
2. Electric & Telephone Co. - Additional easements and possible lot line changes required.
3. Storm and sewer Department - Drainage, easements required.
4. Public Works - Not represented.

Planning Department Comments are as follows:

1. Provision for the westerly extension of Braker Lane required. (Primary thoroughfare)

Mr. Foxworth stated that the engineer needs to show this extension on the plan. The alignment is such as to require 60 feet off the subject tract, with a southerly shifting on the west end with all the 120' R.O.W. at that point.

2. A 30 foot right-of-way is required from center line of the street along west boundary.

This is a county road and is planned for a 60' collector street. Plan should be changed to show 30 feet from center line.

3. Show name of street at west boundary.
4. Twenty-five (25) foot setback lines from front and 15 foot setback lines from side streets required.
5. Change name of north portion of Eubank Drive.
6. Compliance with departmental reports.

Mr. Watts, engineer representative, indicated that this was the original layout and further stated that they are changing the alignment of the thoroughfare at the west end and asked if the department has any objections if the lot lines were pulled up and some type of commercial developed.

Mr. Foxworth stated that no consideration has been given to any use other than residential development on this property.

C8-67-83 North Park Estates Section 2--contd.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan for NORTH PARK ESTATES, SECTION 2, subject to the conditions outlined above.

C8-67-84 Bergstrom Place

Bergstrom AFB & State Highway 71

This subdivision is located on the east side of Bergstrom A.F.B. and the south side of State Highway 71, and contains 92 lots with an average size of 100 x 135. The subject tract contains 47.78 acres, is classified as suburban and proposes commercial and apartments.

Departmental comments are as follows:

1. Water and Sewer Department - Annexation to water districe No. 12 required for water services. A sewage lift station and force main is required for sewer service. Developer should contact Director of Water and Sewer for sewer service.
2. Electric and Telephone Co. - Additional easements and possible lot line changes required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works - Not represented.

Planning Department Comments are as follows:

1. Recommend that sanitary sewer service be made available.

Proposed use indicated is commercial and apartments. The Health Department has indicated from previous reports that septic tanks will not work in this area and we recommend that sanitary sewer be provided.

Mr. Priest, Surveyor, stated that sanitary sewer will be made available and the plans for sewer are being worked out.

2. Height restrictions in relation to Bergstrom should be checked with the Airport official and Building Inspections.

Height limitations on uses are not controlled on building sites because this area is not within the city limits. We should check with the building inspector on requirements of height.

3. Show setback lines on commercial tracts.

C8-67-84 Bergstrom Place--contd.

4. Twenty-five (25) foot setback lines from both streets required on through lots 1-9 and 42-54.

Lots which abut the proposed thoroughfares are through lots. The Ordinance required 25 foot setback on both streets.

5. Variance required on length of block containing lots 1-19 and 90 and 91. Recommend variance be granted because of relationship to Highway and Bergstrom, and due to the fact that adequate access is being provided.
6. Lots 90 and 91 required to be included on a final plat.
7. Compliance with departmental reports.

All streets are required to be 60 feet in width to serve apartments and commercial uses.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of BERGSTROM PLACE, subject to conditions listed above, granting a variance on block length.

C8-67-78 Balcones Terrace  
Balcones Drive

This subdivision is located on Balcones Drive and consists of 14.0 acres, containing 14 lots with an average size 200 x 160. It is classified as urban and proposes commercial and apartment uses.

Departmental Comments are as follows:

1. Water and Sewer Department - Lot on Balcones Drive can be served with water from existing main. Remainder of subdivision will require service on the 1020 elevation level. Water approach at S. E. Corner of Subdivision. Annexation required for service.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer Department - Plat complies.
4. Public Works - Not represented.

Planning Department Comments are as follows:

1. Recommend disapproval based on proposed land use and inadequate access in relation to Mo-Pac Boulevard.



C8-67-78 Balcones Terrace--contd.

The plan submitted indicates that there are apartments and existing subdivisions to the north, west and south.

Mr. Foxworth stated that a call was received from H. C. Carter who owns some property in this area, who is in objection to the land uses, and many others in the area had registered objections.

We feel that when MO-PAC becomes a reality access to the area will be limited. We don't see at this point that we can justify apartment land use without greatly affecting the existing residential subdivisions.

The Waldens, owners to the north and these owners are thinking in terms of multi-family use. This tract ties in with an existing residential street developed with single-family uses. Mr. Foxworth suggested to Mr. Walden that they try to talk with the property owners and work something out on this plan that is acceptable to all and resubmit to the committee. Access to lots on either side of MO-PAC is critical. Maybe the property owners can work something out.

Mr. Foxworth stated that several property owners in the area were present who were objecting to the land uses proposed.

Mr. Osborne stated that at this time there are no plans for an overpass at Steck Avenue and MO-PAC Boulevard and access will be limited to the frontage roads.

Mr. Isom Hale, Engineer, stated that they propose to buffer the residential area along North Forest Drive with fourplexes and not multi-story apartments adjacent to the residential. The applicants are providing 60 feet for the northerly extension of North Forest Drive to serve the apartments and could carry this 60 feet on to Steck Avenue and back out to MO-PAC Boulevard. Mr. Hale further stated that they are asking for approval of this preliminary plan to permit some multi-family use in the area and indicated their plan provides for single-family to buffer the area on to the north, and permitting some commercial along MO-PAC Boulevard. The department has asked for further study of a larger area. The applicants asked how they can avoid the study of a larger area and at the same time give them approval of a portion of this land to operate with.

Mr. Dunham felt that study or planning for this whole area should be done.

Mr. Robert Ogden, engineer for Walden property, stated that they will provide for the westerly extension of Steck Avenue but would be in favor of and overall study for the area with consideration toward an overpass at Steck Avenue and MO-PAC Boulevard.

Mr. Foxworth stated that this plan does not propose a street layout that matches those proposed on the Walden tract, further indicating that the original recommendation to these developers was to provide internal streets for the lots to face on, backing onto MO-PAC Boulevard, and if proposed zoning was not obtained, the lots could be platted for residential. We cannot recommend lots for any

C8-67-78 Balcones Terrace--contd.

use having frontage only on MO-PAC Boulevard.

Mr. Foxworth further indicated that the staff recommends disapproval pending further study of a larger area and the problems of access. This could be worked out and resubmitted at the next meeting.

After further discussion, the Committee

VOTED: To DISAPPROVE the preliminary plan for BALCONES TERRACE, pending restudy and because of the proposed land use and the inadequate access in relation to MO-PAC Boulevard.

C8-67-10 Peyton Place

Peyton Gin Road north of U. S. Highway 81

This subdivision is located on Peyton Gin Road north of U. S. Highway 81 and contains 90 lots with an average size of 70'x 135'. The subject tract contains 27.24 acres, it is classified as urban and proposes residential and apartments uses.

Departmental comments are as follows:

- |                               |  |
|-------------------------------|--|
| 1. Water and Sewer            | - Water and sewer available. Annexation required for service.  |
| 2. Electric and Telephone Co. | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer Department     | - Drainage easements required.                                 |
| 4. Public Works               | - Not represented.   |

Planning Department comments are as follows:

1. Cul-de-sac required at both ends of Edgeway Drive and at west end of Hearthside Drive.

Edgeway Drive is the street along the northern boundary of the subdivision.

2. Full right-of-way (50') required for Edgeway Drive at time abutting lots are platted.
3. Location of Japonica Drive subject to approval by the schools.

At a previous meeting where this came up, Mr. Mayhall indicated at that time that this was satisfactory with the school, and presented no problem when getting to the point of platting in final form.

C8-67-10 Peyton Place--contd.

4. Reese tract should be included in plan so provision for Fieldstone Drive through the Reese tract can be made.

The Reese tract came out of the whole tract of land. At the present it is not a part of the subdivision but should be included in the plan for the committee to take action to include Fieldstone Drive.

If Fieldstone Drive is dedicated through the Reese tract it will provide about 5 tracts out of the property. Mr. Eichelberger, owner of Peyton Place, stated that we would like to buy all of the Reese property. Mr. Reese was thinking of buying this tract of land. He gave no objection to this whatsoever.

The street would have to be 50 feet in width. Mr. Eichelberger stated that he and Mr. Reese would use the street. That is why we moved it south of Mr. Reese's house. We might put some sort of jog in, but it might not work. We would like it just as it is. It makes it more workable if it does work out that way.

5. Approval of this plan does not constitute approval of zoning required for the proposed apartments.

Mr. Foxworth stated that two tracts are shown with proposed apartment uses. One tract abutting Peyton Gin west of Japonica and the other tract adjacent to the church. This will require annexation and zoning. This layout, however, will accommodate either apartments for these two tracts or single-family.

6. Additional right-of-way is needed from the church and Sneed tracts for Peyton Gin Road.
7. Additional right-of-way is needed from the Sneed tract for Talisman Terrace and school streets.

Mr. Foxworth stated that the staff feels this street is the only access to the school until the subdivision is developed and should be 60 feet. This plan is providing 5 feet on the south side of Talisman. Five feet will be required from the Sneed Tract.

Subject to the conditions outlined above, and compliance with departmental requirements, we recommend approval.

Mr. Foxworth indicated approval as indicated could be given but in the event that Mr. Reese does not participate in the plan that a reworked plan could be considered by bringing it back to the committee.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of PEYTON PLACE with conditions outlined above.

C8-66-48 Mountain Laurel Addition Section 2  
Exposition Boulevard and Gatewood

The staff reported that a request for a 6 month extension had been made for the preliminary plan of MOUNTAIN LAUREL ADDITION, SECTION 2. The Committee

VOTED: To APPROVE request for a 6 months extension for MOUNTAIN LAUREL ADDITION, SECTION 2.

C8-67-69 Highland Hills NW, Section 5  
Running Rope and Lamp Light

A request for postponement to the full Commission was brought before the committee. The Committee

VOTED: To REFER the preliminary plan of HIGHLAND HILLS NW, SECTION 5 to the full Commission for consideration.

SHORT FORM PLATS - CONSIDERED

The staff reported that the following short form plats had been given administrative approval:

C8s-67-159 Sillman Subdivision, Lots 7, 12 and 13  
West 11th Street

C8s-67-155 Tobin and Johnson Subdivision, Resub Lots 15 and 16  
Bonnie Road and Dilman Street

C8s-67-154 Dayton Addition  
Beech Drive

The staff reported that this short form plat has complied with all requirements but that the owner has under construction an apartment house. We recommend disapproval pending annexation and zoning of property. We informed Mr. Dayton of this before he filed and he indicated he would request annexation and zoning before any construction. The street on which this lot is found is in the city limits but the lot is not. He needs to have it annexed and zoned before he is able to build apartments.

Mr. Foxworth stated that the area is residential except for commercial uses facing Research Boulevard and the street serving this lot is a 50 foot residential street.

After further discussion, the Committee

VOTED: To DISAPPROVE the short form plat of DAYTON ADDITION pending compliance with zoning and annexation regulations.

C8s-67-168      Northwest Hills, Section 11  
East Hill Drive and North Hill Drive

This property is part of a preliminary plan which will be presented to the Subdivision Committee at the next meeting.

Mr. Barrow would like to submit Lot 1-A as a short form. He had met with the staff before this meeting. He plans to put in the street himself, in this area (a letter was written to this effect). For this to be accepted today, this will require a variance to exclude the balance of the tract. It covers approximately 25 acres.

The plan will not interfere with the balance of the tract from which it comes. There will be annexation and rezoning required.

Mr. Barrow indicated that in the final plans, East Hill Drive may not be part of the plans, but will provide it at his expense if needed.

Mr. Riley asked for an entire study of the area as much as we can get. It is similar to the type of case we had on the east. Mr. Riley felt that we should have further study.

After further discussion, the Committee

VOTED: To ACCEPT the short form plat of NORTHWEST HILLS, SECTION 11 for filing only, granting a variance to exclude the balance of the tract.

C8s-67-156      Westover Hills, Section 3, Ph. 4  
Silverarrow Circle

The staff reported that reports have been received and all plats have complied with requirements and recommended approval.

The Committee

VOTED: To APPROVE the short form plat of WESTOVER HILLS, SECTION 3, Ph.4.

C8s-67-163      North Ridge Terrace, Section 6  
Burnett Lane and Muroc Street

The staff reported that reports have been received and all plats have complied with requirements and recommended approval.

The Committee

VOTED: To APPROVE the short form plat of NORTH RIDGE TERRACE, SECTION 6.

C8s-67-138      Warnell Addition  
Pecan Springs Road

The staff reported that reports have been received and all plats have complied with requirements and recommended approval.

The Committee

VOTED:      To APPROVE the short form plat of WARNELL ADDITION.

C8s-67-160      Travis Heights - Resubdivision Lots 4,5 and 6.  
Travis Heights Boulevard

The staff reported that this short form plat involved a variance on one lot which does not have 50 feet of width 50 feet behind building line as required by the ordinance. There is an existing house on a portion of the lot.

It was recommended that it be disapproved until a full explanation by the owner had been given. There is a concern for the drainage problems of the area.

After further discussion, the Committee

VOTED:      To DISAPPROVE the short form plat of TRAVIS HEIGHTS - Resub. lots 4, 5 and 6 pending the owner presenting reasons for the variance.

C8s-67-162      Thomas Gardens  
Gladiola Boulevard and Dafodil Avenue

The staff reported that all reports have not been received and recommended that this short form plat be accepted for filing only.

The Committee

VOTED:      To ACCEPT the short form plat, THOMAS GARDENS for filing.

C8s-67-164      Tadlock Subdivision  
U. S. Highway 183 and Duval Lane

The staff reported that there was a variance involved. The variance required in signature of adjoining owner. It was recommended that the short form plat be rejected at this time due to the fact that the owner has not submitted evidence that the adjoining owner will not participate.

After further discussion, The Committee

VOTED:      To DISAPPROVE the short form plat pending evidence that the adjoining owner will not join in the subdivision.

C8s-67-150      Townlake Plaza, Block D  
Arena Drive and Town Creek Drive

The staff recommended disapproval pending completion of fiscal arrangements and Council action on zoning.

The Committee

VOTED:      To DISAPPROVE the short form plat TOWNLAKE PLAZA, block D pending the conditions outlined.

R809      Proposed Braesridge, Section 3  
Braesridge Avenue and Nassau Drive

The staff presented a sketch showing for duplex lots facing Nassau Drive with no provision for the extension of Braesridge Drive through this tract to Cameron Road. The original preliminary was approved which required the extension of Braesridge Drive to Cameron Road. It was the feeling at the time, due to the duplex use of both sides of the existing Braesridge Drive, that the street should be extended and not channel the excess traffic onto the existing residential streets. The original action was in 1959. In 1965 this matter was reconsidered at the request of the owner by the Planning Commission, at which time the staff again recommended Braesridge Drive be extended to Cameron Road, and the Commission reaffirmed its original action. The staff feels that a layout which does not provide for the extension of the street will create problems in relation to the balance of the Sorenson tract from which this property came, and may open the door for that owner to request zoning for uses other than single-family or duplexes. The only way it could be developed for single-family use would be to bring in a cul-de-sac from Cameron Road. This would leave lot depths of 80 feet on one side and 92 feet on the other, plus the fact that a full cul-de-sac would use up too much of the land and would be impractical.

The staff felt that this matter should be given further consideration and the adjoining property owners should be re-notified prior to any action, inasmuch as there was considerable objection on the original plan.

After further discussion, the Committee

VOTED:      To POSTPONE action on the plat of PROPOSED BRAESRIDGE, SECTION 3 for 30 days pending notification of a public hearing for the next regular meeting of the Subdivision Committee.

C8s-67-166      Bowling Green Resub, Lots 1, 2 and 3  
Colfax Avenue and Hathaway Drive

The staff reported that a variance was involved on the depth of Lot 1-A. The ordinance requires 50 feet of width 50 feet behind building line, which requires a minimum depth of 75 feet. The present depth is 73.5 feet which requires a variance. The staff recommended the variance be granted.

C8s-67-166      Bowling Green Resub. Lots 1, 2 and 3--contd.

The Committee

VOTED:      To APPROVE the short form plat of BOWLING GREEN RESUB LOTS 1, 2 and 3, granting a variance on the depth of Lot 1-A.

C8s-67-167      Mansbendel Subdivision - Resub.  
King Street and West 38th Street

The staff reported that there is a variance required on the width of King Street. The street is only 27 feet in width and the plat is providing 5 feet for widening, which makes only 32 feet. Also additional widening appears to be needed for West 38th Street. This should be checked with the Director of Public Works, inasmuch as some widening has already occurred on the north side from the State property.

The staff recommended that this plat be accepted for filing, subject to check with Public Works on the alignment and R.O.W. needs for King Street and West 38th Street.

After further discussion, the Committee

VOTED:      To ACCEPT for filing the short form plat of the RESUBDIVISION OF A PORTION OF MRS. CLOTILDE IDA MANSBENDEL SUBDIVISION.