

SUBDIVISION COMMITTEE
Regular Meeting--January 23, 1973

PRELIMINARY PLANS

C8-72-79 Mesa Park, Section Six
 Wind River Road & Pyreneese Drive

The staff reported that this subdivision consists of 18.77 acres with 80 lots, the average lot size being 75' x 115'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Public Works (engineer) | - Show number of lots. |
| 2. Public Works (director) | - OK |
| 3. Public Works (drainage) | - Easements required. Show existing storm sewers. |
| 4. Water and Sewer | - Services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to the city sewer system. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - Sidewalks required on Wind River. |
| 9. Telephone Company | - No Report. |

Planning Department comments are as follows:

1. Fiscal arrangements for construction of sidewalks required on the north side of Wind River Road and the west side of Pyreneese Drive.
2. Cul-de-sac required on the east end of Gray Fox Drive. Recommend variance be granted because final plat has been received on adjoining tract to the east.
3. Cul-de-sacs required at the south ends of Murcia Drive, Toledo Drive, Catalonia Dr., and Pyreneese Drive. Recommend variance be granted if Developer to the south submits revised plans for extension of these streets prior to final approval of this plat.
4. Variance required on length of Block N. Recommend variance be granted because adequate circulation is provided for.
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MESA PARK, SECTION SIX, pending compliance with Departmental requirements and recommendations.

Shiloh, Phase One

Davis Lane and Cameron Loop

The staff reviewed the following departmental comments:

- 9

Planning Department comments are as follows:

1. Show bearings and distances on all out boundary lines.
2. Show right-of-way of all streets.
3. Show dimensions for all lots.
4. Fiscal arrangements for construction of sidewalks required along the north and/or east side of all collector streets.
5. Show scale and north point of location map.
6. Show acreage of subdivision.
7. Show proposed private drive through interior block and submit Homeowners Agreement on common areas.
8. Variance required on length of blocks containing Lots 1 thru 21, 53 through 71 and interior block. Recommend variance be granted because of topography and adequate circulation is provided by private drive through interior block.
9. Change name of one section of Harper Drive.
10. Subdivision required to be served by city sewer.
11. Recommend street name change from Seminary
12. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SHILOH, PHASE 1, pending compliance with departmental requirements and recommendations.

C8-72-117 Meadow Brook
 Rutland Drive & Meadowlark Drive

The staff reported that this subdivision consists of 29.75 acres with 63 lots, the average lot size being 65' x 140'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Public Works (engineer) | - Show radii on cul-de-sacs, show original survey. |
| 2. Public Works (director) | - OK |
| 3. Public Works (drainage) | - Easements required. |
| 4. Water and Sewer | - Services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - Sidewalks on Mearns Meadow Blvd., Meadow Lark and Rutland. Widen and curb Rutland with this subdivision. |
| 9. Telephone Company | - Easements required. |

Planning Department comments are as follows:

1. 60' right-of-way required for Stony Brook Drive.
2. Fiscal arrangements for sidewalks required along the east side of Meadow Lark Drive, the north side of Rutland Drive and both sides of Mearns Meadow Blvd.
3. Variance required on the lengths of Blocks A and C. Recommend variance be granted because of topography and adequate circulation is provided for.
4. Final approval subject to council action on pending zoning ordinance.
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MEADOW BROOK, pending compliance with departmental requirements and recommendations.

C8-72-139 South Creek South, Section 2
 Bluff Springs Road & Pleasant Valley Road

The staff reported that this subdivision consists of 30.74 acres with 129 lots, the average lot size being 50' x 115'.

The staff reviewed the following departmental comments:

- | | |
|----------------------------|-------|
| 1. Public Works (engineer) | - OK. |
| 2. Public Works (director) | - OK. |

C8-72-139 South Creek South, Section 2--contd.

3. Public Works (drainage) - OK.
4. Water and Sewer - Services available.
5. Electric Department - Easements required.
6. Health Department - Approval limited to connection to the city sewer system.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Plat complies.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Variance required on length of Block L. Recommend variance be granted because of adjacent platted property and adequate circulation is provided.
2. Fiscal arrangements for construction sidewalks required along the east side of Stonleigh Place, the north side of Blue Meadow and the south and east side of Willow Run.
3. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SOUTH CREEK SOUTH, SECTION 2, pending compliance with departmental requirements and recommendations.

C8-72-146 Angus Valley Annex, Section 2
Timber Tr. & Purple Sage Drive

The staff reported that this subdivision consists of 18.7 acres with 42 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show name of subdivision on southwest side, along Timber Wolf Trail.
2. Public Works (director) - OK.
3. Public Works (drainage) - Easements required.
4. Water and Sewer - \pm 250' waste water approach main required.
5. Electric Department - Easements required.
6. Health Department - Recommend approval of that section east of Timber Wolf Trail only with the requirement that all such lots be a minimum of 21,000 square feet and that construction be limited to single family dwellings no larger than 3 bedroom. Recommend disapproval of that section west of Timber Wolf Trail.

C8-72-146 Angus Valley Annex, Section 2--contd.

- 7. Parks and Recreation - OK.
- 8. Traffic and Transportation - OK.
- 9. Telephone Company - OK.

Planning Department comments are as follows:

- 1. Show date of plat.
- 2. Recommend approval of that section east of Timber Wolf Trail only with the requirement that all such lots be a minimum of 21,000 square feet and that construction be limited to single family dwellings no larger than 3 bedroom. Recommend disapproval of that section west of Timber Wolf Trail based on Health Department comments or subdivision may receive complete approval with connection to city sewer system.
- 3. Due to recent council action this subdivision is now urban and is required to meet specifications on an urban subdivision.
- 4. Fiscal arrangements for sidewalks required along the west side of Black Angus Drive and the east side of Timber Wolf Trail.
- 5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ANUGS VALLEY ANNEX, SECTION 2, pending compliance with departmental requirements and recommendations, and suggested the Developer-Owner work with city for connecting to the city sewer system.

C8-72-155 Indian Hills, Section Five
Blue Meadow Drive & Branchwood Drive

The staff reported that this subdivision consists of 28.59 acres with 115 lots, the average lot size being 60' x 115'.

The staff reviewed the following departmental requirements:

- 1. Public Works (engineer) - Show contour datum and scale on location map.
- 2. Public Works (director) - OK.
- 3. Public Works (drainage) - Show contour datum and interval.
- 4. Water and Sewer - Services available.
- 5. Electric Department - Easements required.
- 6. Health Department - Approval limited to connection to city sewer system.
- 7. Parks and Recreation - OK.
- 8. Traffic and Transportation - Sidewalks required on Blue Meadow and Branchwood.
- 9. Telephone Company - No report.

Planning Department comments are as follows:

- 1. Fiscal arrangements for sidewalks required along the east side of Meadow Lake

C8-72-155 Indian Hills, Section Five--contd.

- Boulevard; along the west side of Branchwood Drive and the north side of Blue Meadow Drive.
2. Cul-de-sac required at the east end of Bucks Run unless final plat of Indian Hills, Section Four (4) is submitted.
 3. Variance required on the length of Block I. Recommend variance be granted because of design and adequate circulation is provided for.
 4. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of INDIAN HILLS, SECTION FIVE, pending compliance with departmental requirements and recommendations.

C8-72-158 Resub. Blk. 49, Austin Lake Hills, Section 1
Tower Drive and Valley View

The staff recommended that this subdivision be postponed pending studies by the Health Department for septic tank use. The Committee unanimously

VOTED: To POSTPONE the preliminary plan of INDIAN HILLS, SECTION FIVE, pending studies by the Health Department for septic tank use.

C8-72-159 Crest Hills, Section Two
Budnyhill Drive & Howden Circle

The staff reported that this subdivision consists of 26.35 acres with 92 lots, the average lot size being 80' x 110'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Public Works (engineer) | - Show name of cul-de-sac off Walden Circle.
Show name of original survey. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Easements required. Show existing storm sewer. |
| 4. Water and Sewer | - Services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to the city sewer system. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - Sidewalks required on 51st St. and Bundy Hill Drive. Redesign Bundy Hill Circle, round property corners. |
| 9. Telephone Company | - Easements required. |

Planning Department comments are as follows:

C8-72-159 Crest Hills, Section Two--contd.

1. Show existing R.O.W. of 51st Street. Additional R.O.W. may be required.
2. Show name of cul-de-sac of Walden Circle.
3. Variance required to exclude the balance of the tract. Recommend variance be granted because remainder of property is seperated by a creek.
4. Recommend revisions of Walden Circle and out boundary as shown on overlay sketch in blue to eliminate necessity for variance on length of Walden Circle which cannot be justified by City Ordinance.
5. Recommend Developer negotiate dedication of Bundy Hill Drive to East 51st Street.
6. Round all intersection corners.
7. Recommend a restriction be placed on final plat prohibiting access to East 51st St. by Lots 52 thru 55, Block H.
8. Variance required to create double frontage lots, lots 52 thru 55, Block H. Recommend variance be granted because said lots are adjacent to a major arterial street (East 51st Street).
9. Curves along Bundy Hill Drive required to have a minimum centerline radius of 300 feet.
10. Fiscal arrangements for sidewalks required along the east side of Bundy Hill Drive and the south side of East 51st Street.
11. Compliance with departmental requirements and recommendations.

After furhter discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CREST HILLS, SECTION TWO, pending compliance with departmental requirements and recommendations omitting that portion of the plan containing Lots 16 thru 30, Block H and subject to an approval or joinder by Lo-vaca Gathering Company on final plat and granting a variance on Planning Department comment #9 for a radius of 298 feet or greater.

C8-71-160 Mesa Village
Steck Avenue and Great Hill Trail

The staff reported that this subdivision consists of 28.19 acres with 2 lots, the average lot size varying.

The staff reviewed the following departmental requirements:

- | | |
|-------------------------------|--|
| 1. Public Works (engineer) | - Give name of original survey. Revisions required for the location of Great Hills Trail as previously discussed. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Easements required. Show existing storm sewers. |
| 4. Water and Sewer | - Services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - The proposed preliminary plat of Mesa Village is not acceptable to this Department. The entire area has been designed around a |

C8-71-160 Mesa Village--contd.

- preliminary plat which provided a connection between Spicewood Springs Rd. and Great Hill Trail. The approved preliminary was finally agreed to after many hours of discussions, planning, designing, and consideration of the long range impact. (Additional information see file.)

9. Telephone Company

- No report.

Planning Department comments are as follows:

1. Recommend postponement pending further consideration on the connection of Great Hills Trail to Spicewood Springs Road.

After further discussion, the Committee, unanimously

VOTED: To POSTPONE the preliminary plan of MESA VILLAGE, pending further consideration on the connection of Great Hills Trail to Spicewood Springs Road.

C8-72-161 Travis Oak Trails
Gebron Drive & Kohlers Trail

The staff recommended that this subdivision be postponed pending further considerations by the Health Department for use of septic tanks.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of TRAVIS OAK TRAILS, pending further considerations by the Health Department for use of septic tanks.

C8-72-162 Buckingham East
Bill Hughes Road & William Cannon Drive

The staff recommended postponement pending zoning consideration of the area north of William Cannon Drive and pending annexation and zoning of the area south of Thelma Dr.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of BUCKINGHAM EAST, pending zoning consideration of the area north of William Cannon Drive and pending annexation and zoning of the area south of Thelma Drive.

C8-72-165 D & J. Properties
Canyon League and Matthews Lane

The staff reported that this subdivision consists of 4 acres with 16 lots, with the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - OK.
2. Public Works (director) - OK.
3. Public Works (drainage) - OK.

C8-72-165 D & J Properties--contd.

4. Water and Sewer - Services available.
5. Electric Department - Easements required.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Eliminate reverse curve in Dan-Jean. Sidewalks required on Mathews and Cannon League.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show scale of plat.
2. Fiscal arrangements for construction of sidewalks required along the east side of Cannon League Drive and the north side of Matthews Lane.
3. Recommend lots be restricted to uses as permitted in "A" zoning on final plat.
4. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of D & J PROPERTIES, pending compliance with departmental requirements and recommendations deleting Planning Department comment number three.

C8-72-166 Point Vista
Rundberg Lane and Taunton Drive

The staff reported that this subdivision consists of 47.02 acres with 190 lots, the average lot size being 64' x 135'.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - OK.
2. Public Works (director) - OK.
3. Public Works (drainage) - Easements required.
4. Water and Sewer - Easements required.
5. Electric Department - Easements required.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks required on Taunton, Point Drive, Teasdale Terrace, Vista Drive, Crown Ridge Path, Northcape Drive and Rundberg Ln. 50' radius required on corner at Teasdale Terrace and Point Drive.

C8-72-166 Point Vista--contd.

9. Telephone Company - No report.

Planning Department comments are as follows:

1. Recommend disapproval of proposed commercial lot pending zoning consideration.
2. Show lot numbers for all lots including proposed commercial tract.
3. Taunton Cove required to be not more than 400' in length.
4. Fiscal arrangements for construction of sidewalks required along the north side of Rundberg Lane and the east side of Taunton Drive, the west side of Teasdale Terrace, the north side of Point Drive and Vista Drive and the south side of Northcape Drive.
5. Recommend Developer negotiate with adjacent property owner for the dedication of that portion of Crown Ridge Path between this subdivision and existing portion of Crown Ridge Path.
6. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of POINT VISTA, pending compliance with departmental requirements and recommendations.

C814-72-11 Peppertree Park (PUD)
Teri Road

The staff reported that this planned unit development consists of 17 acres with 148 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show bearings and distances around total out-boundary, scale on location map. Show contour datum. Give name of original survey which subdivision is a part.
2. Public Works (director) - OK.
3. Public Works (drainage) - Easements required.
4. Water and Sewer - OK.
5. Electric Department - Easements required. All area not to be transferred as individual lots to be dedicated as public utility easements.
6. Health Department - No objections, wastewater system to be available.
7. Traffic and Transportation - Sidewalks required on Teri Road and on one side of all collector streets.
8. Parks and Recreation - OK.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

C814-72-11 Peppertree Park (PUD)--contd.

1. Show date of plat.
2. Show north point.
3. Show scale of location map.
4. Show acreage of plat.
5. Show contour datum.
6. Show R.O.W. of Teri Road.
7. Show lot number for common area.
8. Show centerline of existing water courses.
9. Show names of proposed streets.
10. Subdivision required to conform with approved site plan.
11. Fiscal arrangements for construction of sidewalks required on north side of Teri Road, the east side of westerly collector and the west side of easterly collector.
12. Cul-de-sac required at north end of most westerly collector street. Recommend that a variance be granted not requiring a cul-de-sac because approved site plan provides a private street at the north end of this street which can be used as a turnaround if needed.
13. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the planned unit development of PEPPERTREE PARK (PUD), pending compliance with departmental requirements and recommendations and requiring a 6' high privacy fence along the north property line.

C814-72-16 Greenslopes (PUD)
Meadow Lake Blvd.

The staff reported that this planned unit development contains 31 acres with 238 lots, the average lot size being 28' x 40'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Public Works (engineer) | - Show scale of location map. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Show contour datum. Easements required. |
| 4. Water and Sewer | - Services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - Sidewalks required on Meadow Lake Blvd. Additional streets required. |
| 9. Telephone Company | - Easements required. |

Planning Department comments are as follows:

1. Identify use of Lot 237.

C814-72-16 Greenslopes (PUD)--contd.

2. Show building setback lines.
3. Fiscal arrangements for sidewalks required along the east side of Meadow Lake Blvd.
4. Recommend that final approval not be given until Meadow Lake Drive and/or South Park Drive (same street) is dedicated to North Bluff Drive to eliminate the funneling of traffic generated by this development through residential streets.
5. Seperate special permit approval required for Day Care Center indicated on site plan if such facility is to accommodate more than 13 children.
6. Variance required on scale of plat. Recommend variance be granted because plat would be difficult to read if submitted at required scale of 1" =100'.
7. All buildings required to be set back from Meadow Lake Blvd. R.O.W. line a minimum of 25 feet.
8. Require street name Meadow Lake Drive or South Park Drive be changed so that the same name is continuous through adjacent subdivisions.
9. Subdivision required to be served by city sewer.
10. Show contour datum.
11. Show typical lots with all dimensions for all proposed lots. Recommend typical lots that are unlike bear seperate letter designations.
12. Recommend that consideration be given to requiring a connection from an internal driveway to a future street to the north as shown on developers master plan to disperse the traffic generated by this development and provide better circulation.
13. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the planned unit development of GREENSLOPES (PUD), pending compliance with departmental requirements and recommendations, deleting Planning Department comment number 12 and to substitute 70' R.O.W. for Meadow Lake Drive and also the deleting of additional street requirements from Traffic and Transportations comment.

C814-72-17 Mesa Verde Garden Homes
Mesa and Cima Cerena

The staff reported that withdrawal of this planned unit development had been requested and recommended withdrawal. The Committee unanimously

VOTED: To WITHDRAW the planned unit development of MESA VERDE GARDEN HOMES as requested.

C814-72-18 Kings Point (PUD)
F.M. 620 and Fred Earhart

The staff recommended that this planned unit development be postponed, pending receipt of a revised plat which conforms with city requirements. The Committee unanimously

VOTED: To POSTPONE the planned unit development of KINGS POINT (PUD), pending receipt of a revised plat which conforms with city requirements.

SHORT FORMS--FILED AND CONSIDERED

The staff reported that the following six short form plats have met all departmental requirements and recommend that they be approved. The Committee unanimously

VOTED: To APPROVE the following six short form plats:

SHORT FORMS-- FILED AND CONSIDERED--contd.

C8s-72-304 Resub. Lots 2 and 3, Blk. B, Flournoy Acres, Sec. 4
Sunset Trail
C8s-72-396 1st Resub. of the Stokes Addition
St. Elmo Road
C8s-72-399 Donald McFord Resub., Spring Hill Village
Delahunty Lane and Patrick Place
C8s-72-404 Sigler Subdivision #2
Circle Drive and South Bend Avenue
C8s-72-412 Holiday Acres
U.S. 183
C8s-73-004 Anderson-Del Giudice Subdivision
Rutland Drive

The staff reported that the following five short form plats have not met all departmental requirements and recommend that they be accepted for filing and disapproved. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following five short form subdivision plats:

C8s-73-007 Theodore Lowe Hts., Charles Burks Resub. part of Lots 43,44
Clawson and Valley View Road
C8s-73-008 Henry E. Sanders Subdivision, Section 2
E. 12th Street
C8s-73-009 Mike Williams Addition
Old Hwy. 183
C8s-73-010 Lot 5-A, Blk. Y, Point West of Westover Hills, Section 3
Currywood Circle

The staff reported that the following two short form plats require a variance to exclude the balance of the tract; the staff recommendation is that the request be considered and granted. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two short form plats, and granting a variance to exclude the balance of the tract:

C8s-73-02 Resub. Lot A, Cherry Creek East
Emerald Forest Drive and Stassney Lane
C8s-72-414 Covert Subdivision #1
E.St. Elmo Road

C8s-73-005 McDett Estates
Riverside Drive

The staff recommended that this short form plat be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the short form plat of MCDETT ESTATES.

C8s-73-006 Resub. Lots 1 & 2, Giles Place, Section 1
Cherrywood Road and E. 38½ Street

The staff recommended that this short form plat be accepted for filing and disapprove, requiring current tax certificates and requiring compliance with departmental requirements. The Committee unanimously

SHORT FORMS--FILED AND CONSIDERED--contd.

C8s-73-006 Resub. Lots 1 & 2, Giles Place, Section 1--contd.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE, requiring current tax certificates and requiring compliance with departmental requirements.

C8s-73-001 Kieffer Addition
Ben White Blvd. off Burleson

The staff recommended that this short form plat be accepted for filing and disapproved, granting a variance on the required signature of the adjoining owners. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of KIEFFER ADDITION, and granting a variance on the required signature of the adjoining owners.