

SUBDIVISION COMMITTEE

Regular Meeting--June 26, 1973

PRELIMINARY PLANS

C8-71-138 Buckingham Ridge - Revised
South Congress & William Cannon Drive

The staff reported that this subdivision consists of 20 acres with 79 lots, the average lot size being 65' x 120'.

The Plat Review Committee met on April 25, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Change name of Luna Drive to Sunstrip Drive.
2. Sidewalks required on one side of William Cannon Drive, Congress Avenue, Clearday Drive and Sunstrip Drive.
3. Vacation of existing portion of Star Streak Drive south of William Cannon Drive required prior to approval of "GR" Tract.
4. Disapprove the "GR" and "BB" Tracts pending zoning.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of BUCKINGHAM RIDGE - REVISED to the full Planning Commission on July 10, 1973.

C8-72-130 Thunderbird Hills
River Oaks Parkway & State Highway 71

The staff reported that this subdivision consists of 113.86 acres with 226 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on May 2, 1973 and recommended that the above preliminary plan be approved with the following modifications and conditions:

1. Future mobile home park area to be deleted and made a part of the park.
2. 100 foot access and drainage easement required to be platted into existing mobile home park tract for frontage on a public street.
3. Shorten Chickasaw Cove to 400 feet.
4. All lots required to meet Ordinance requirements for width and area.
5. Inclusion of Dobson Tract in final plat or a short form subdivision will be required.
6. Drainage and utility easements as required.
7. Sidewalks required on the northwest side of River Oaks Parkway to be connected to school walk in Block H; along the south side of County Lane; along the east side of County Road; along the west side of Shawnee Drive and the north side of Pawnee Drive and Highway 71.
8. Connection to city sewer.

C8-72-130 Thunderbird Hills---continued

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of THUNDERBIRD HILLS, subject to all the conditions listed.

C8-73-62 River Oaks Shopping Center
Parmer Lane & Crossfield Place

The staff has reported that this subdivision consists of 32.82 acres with 18 lots, the average lot size being 1.8 acres per tract.

The Plat Review Committee met on May 2, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Subject to the vacation of Cardinal Hills Drive and Shag Bark Trail west of Willow Wild Drive prior to final platting.
2. Provision for connection to city sewer or an approved treatment facility.
3. Shag Bark Trail being 50' if Lot 3 is developed residential.
(If developed with a church with access to Shag Bark Trail, 60 foot of R.O.W. is required transitioning to 50 feet of the west end.)
4. Sidewalks required on Parmer Lane, Crossfield Place and Cedar Bend Drive.
5. Full R.O.W. (70 feet) for Cedar Bend Drive required when abutting lots are platted.
6. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RIVER OAKS SHOPPING CENTER, subject to all the above conditions with the exception of Comment No. 1 to read as "subject to the vacation or proper termination of Cardinal Hills Drive and Shag Bark Trail west of Willow Wild Drive prior to final platting".

C8-73-63 Barton Valley
Barton Valley Drive

The staff reported that this subdivision consists of 137.13 acres with 20 lots, the average lot size being 6 acre tracts.

The Plat Review Committee met on April 18, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Cul-de-sac required to be 60 feet in width with 60 foot radius.
2. Curves along Barton Valley Drive to have a minimum centerline radius of 300 feet.
3. Letter of acceptance from the County required on existing road into subdivision.
4. Approval of water system by the State Health Department.

C8-73-63 Barton Valley---continued

5. Approval by Health Department for septic tank use.
6. Cul-de-sac required at the south end of Barton Valley Drive.
7. Drainage and utility easements as required.
8. No sidewalks required. (Suburban)
9. Change name of all streets beginning with the word Barton (Post Office request).

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of BARTON VALLEY, pending the receipt of a favorable report from the Health Department.

C8-73-64 Oak Crest

Austin-McNeil Road & Encina Drive

The staff reported that this subdivision consists of 40.9 acres with 8 lots, the average lot size being 1.5 to 12 acre tracts.

The Plat Review Committee met on April 25, 1973 and recommended that the above preliminary plan be approved with the following modifications and conditions:

1. Cul-de-sac required to be 60 feet in width with 60 foot radius.
2. Developer required to place railroad crossing signalization in cooperation with the county.
3. Approval by Health Department required for septic tank use.
4. No sidewalks required. (Suburban)

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of OAK CREST, pending the receipt of a favorable report from the Health Department.

C8-73-66 Jolly Oaks

Old U.S. 183 & Eddystone Street

The staff reported that this subdivision consists of 27.03 acres with 67 lots, the average lot size being 85' x 150'.

The Plat Review Committee met on May 2, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Drainage and utility easements as required.
2. No sidewalks required. (Suburban)

C8-73-66 Jolly Oaks---continued

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of JOLLY OAKS, subject to all the conditions listed previously.

C8-73-67 Highland Hills, Sections 11A & 11B
Hillbrook Drive & Highland View Drive

The staff reported that this subdivision consists of 6 acres with 18 lots, the average lot size being 70' x 135'.

The Plat Review Committee met on March 14, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Sewer lines to be placed on foot bridges across drainage way at front of Lots 1-8 required to be approved by Building Inspections and the Water and Sewer Department.
2. Assign lot numbers to common area and place proper restrictions on final plat pertaining to ownership, maintenance, taxation and use of common area.
3. Access driveway easement at rear of lots 2-8 should be labeled for the use of the owners of said lots.
4. No sidewalks required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS, SECTIONS 11A & 11B, subject to all the above conditions and GRANTING a variance permitting a 10 foot property line radius on the southeast corner of cul-de-sac and Highland View Drive.

C8-73-68 Westridge Estates
Cuernavaca Drive & Westward Drive

The staff reported that this subdivision consists of 40.74 acres with 79 lots, the average lot size being 100' x 175'.

The Plat Review Committee met on May 23, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Evidence of dedication and acceptance by County required on Tumblewood Trail prior to preliminary approval.
2. All lots required to have a minimum width of 60' at building line.
3. Health Department approval required for septic tank use.
4. Drainage and utility easements as required.
5. No sidewalks required. (Suburban)

C8-73-68 Westridge Estates---continued

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WESTRIDGE ESTATES, subject to all the conditions listed previously.

C8-73-70 Colony Park Hills I
Decker Lake Road & Decker Lane

The staff reported that this subdivision consists of 61.12 acres with 232 lots, the average lot size being 70' x 120'.

The Plat Review Committee met on May 9, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Off-set intersections required to be a minimum distance of 150' centerline to centerline.
2. Fiscal arrangements required for Developer's portion of drainage structure at west end of Colony Loop with final platting.
3. Sidewalks required on west side of Decker Lane; the north side of Decker Lake Road; along both sides of Colony Loop and on one side of Wentworth Drive, Wilmington Drive and Valleyfield Drive.
4. Round all intersection corners.
5. Recommend variance be granted not requiring cul-de-sac at west end of Colony Loop because of only one lot depth on north side of street.
6. Recommend variance be granted on the length of Blocks 1, 11 & 17 because of proposed greenbelt and adequate circulation being provided.
7. Drainage and utility easements as required.
8. Disapprove the proposed commercial and apartment tracts (Blks. 18 & 19 and Lot 27, Blk. 1) pending annexation and zoning.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of COLONY PARK HILLS I, subject to all the above conditions.

C8-73-74 The Woody Subdivision
Parker Lane & Burleson Road

The staff reported that this subdivision consists of 10.377 acres with 1 lot, the average lot size not applicable.

The Plat Review Committee met on April 18, 1973 and recommended that the above preliminary plan be approved with the following conditions:

C8-73-74 The Woody Subdivision---continued

1. Restriction required on final plat prohibiting access from Biggs Street cul-de-sac.
2. Sidewalks required on east side of Parker Lane; along the south side of Oltorf Street and along the west side of Burleson Road and Metcalfe Road.
3. Drainage and utility easements as required.
4. Recommend variance be granted on shape of cul-de-sac because of prior actions relative to zoning.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of THE WOODY SUBDIVISION, subject to all the above conditions and GRANTING the variance on the shape of the cul-de-sac.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following five (5) final subdivisions have been before the Committee in the past and have complied with all departmental requirements, therefore, the staff's recommendation is that they be approved. The Committee unanimously

VOTED: To APPROVE the following five (5) final subdivision plats:

<u>C8-72-23</u>	<u>Northwood</u>
	Del Robles Dr. & Silver Creek Drive
<u>C8-72-112</u>	<u>Shady Hollow</u>
	Brodie Lane & Shady Valley
<u>C8-72-144</u>	<u>Click Acres</u>
	Macmora Road & Golden Quail Drive
<u>C8-73-57</u>	<u>Forest North Estates, Phase 3</u>
	Ranch Road 620 & Broadmeade Avenue
<u>C8-73-61</u>	<u>Flournoy Heights, Section 5</u>
	Glomar & Astor Place

The staff reported that the following subdivision has not been before the Committee and recommends that it be accepted for filing and approved. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the following final subdivision:

<u>C8-73-72</u>	<u>Northview Hills, Section 2</u>
	Double Spur Loop

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following two (2) final subdivisions has not been before the Committee and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following two (2) subdivisions:

C8-73-59 Anderson Mill Estates, Section 2
Centennial Trail & Glass Mountain Trail
C8-73-74 The Woody Subdivision
Parker Lane & E. Live Oak

The staff reported that the following final subdivision has not been before the Committee and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and fiscal arrangements. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and fiscal arrangements for the following subdivision:

C8-72-137 Freitag Addition
Freitag Circle

The staff reported that the following two (2) final subdivisions has not been before the Committee and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements, fiscal arrangements and required easements. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, fiscal arrangements and required easements for the following two (2) subdivisions:

C8-73-45 Colony Park, Section 1, Phase 3
Decker Lake Road & Hillcroft Drive
C8-73-69 Northgate Terrace, Section 2
Rundberg Lane & Northgate Boulevard

Final subdivision plats require a full Planning Commission action, therefore, two members had to be polled, Mr. Barrow by phone and Mr. Betts in person, to make a majority of the full Commission who voted as stated in these minutes.

Members Polled: Mr. David B. Barrow and Mr. Charles Betts

SHORT FORMS---FILED AND CONSIDERED

The staff reported that the following thirteen (13) short form plats have been complied with all the departmental requirements and recommend that they be approved. The Committee unanimously

VOTED: To APPROVE the following thirteen (13) short form plats:

C8s-71-250 High Road View
The High Road
C8s-72-132 A. McNair Addition #2
Burnet Road & Romeria Drive
C8s-73-84 Resub. Lot 2, Blk. E, Angus Valley, Lot 5, Blk. D, Angus
Mustang Chase /Valley, Section 9
C8s-73-92 Springdale Place
Springdale Road & M.K.&T. Railroad
C8s-73-119 Ledgestone Cliff Subdivision, Resub. Lots 1,2,3,4,22 & 23
Spicewood Springs Road & White Cliff Drive
C8s-73-121 S.D.W. Subdivision
I.H. 35 North of Rundberg Lane
C8s-73-122 Resub. Lot 21, Camelot, Section 2
Galahad Drive & Castle Ridge Road
C8s-73-125 Resub. Tract 2, Lillian L. Roberts Commercial Industrial
F.M. 1325 /Subdivision
C8s-73-130 Mesa Plaza Addition
Spicewood Springs Road & Mesa Drive
C8s-73-131 Ehrlich Addition
W. 35th Street & Lamar Blvd.
C8s-73-145 Resub. of the "Y" Subdivision
Old Bee Caves--Oak Hill Road
C8s-73-154 Resub. of Lot 1 of Stone Subdivision
Easy Street & Allen Road
C8s-73-155 Northcrest Addition
Northcrest Blvd. & Anderson Lane

The staff reported that the following nine (9) short form plats have not been before the Committee in the past and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following nine (9) short form plats:

C8s-73-157 Onion Creek Forest, Section 3
Nuckles Crossing Road & Pleasant Valley
C8s-73-158 Resub. of Lot 2, Blk. L of South Ridge, Section 3 & Lots
Southridge Drive /34, 35 & 36, Section 5
C8s-73-160 William J. Darilek Subdivision
Falcon Ledge Drive
C8s-73-163 Resub. Lots 12, 13 & 14 of the North End Addition and Lot A,
W. 37th Street /Resub. of Lot 10 & 11, North End Addition
C8s-73-164 3rd Resub. of Lot 2, Huntland Heights Commercial
Huntland Drive & Brenda Drive

SHORT FORMS---continued

C8s-73-166 Replat Lots 1 & 2, Blk. I, Colony Park, Section 1, Phase 2
Colony Park Drive & Decker Lake Drive
C8s-73-167 Vista Grande, Section 2
Conejo Drive & Tejon Drive
C8s-73-168 Wood Hollow Village
Hart Lane, Greystone Drive & Wood Hollow Drive
C8s-73-170 Adobe Villa
Nash Avenue & Garner Avenue

The staff reported that the following short form plat has not been before the Committee in the past and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and that a variance be granted on lot width. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and that the variance on lot width be GRANTED for the following short form plat:

C8s-73-159 Jimmy Brooks Addition
Del Curto Road

The staff reported that the following short form plat has not been before the Committee in the past and recommends that it be accepted for filing and approved and that a variance be required on the signature of the adjoining owner. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and APPROVE and GRANTING a variance on the signature of the adjoining owner for the following short form plat:

C8s-73-74 The Harry Reininger Subdivision
Sassman Road

The staff reported that the following two (2) short form plats have not been before the Committee in the past and recommends that they be accepted for filing and disapproved and that a variance be required on the signature of the adjoining owner. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and that the variance on the signature of the adjoining owner be GRANTED for the following two (2) short form plats:

C8s-73-153 Realtor Parkway
Medical Parkway
C8s-73-162 Resub. Lots 21 & 22 and a portion of Lots 23 & 24,
W. 37th Street /North End Addition

SHORT FORMS---continued

The staff reported that the following short form plat has not been before the Committee in the past and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and that a variance be required on the width of Bolm Road and Shady Lane and recommending this variance be granted subject to a 15' radius being provided at the corner of Shady Lane and Bolm Road. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirement and GRANTING the variance on the width of Bolm Road and Shady Lane subject to a 15' radius being provided at the corner of Shady Lane and Bolm Road for the following short form plat:

C8s-73-161 B & B Addition
Airport Blvd. & Bolm Road

The staff reported that the following short form plat has not been before the Committee in the past and recommends disapproval pending Master Plan change. After further discussion, the Committee unanimously

VOTED: To DISAPPROVE pending Master Plan change for the following short form plat:

C8s-73-169 Turbex Addition
Brown Lane

The staff reported that the following short form plat has been before the Committee in the past and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and that a variance be required to exclude the balance of the tract. It is also requested to amend the preliminary plan to delete culs-de-sac and to change the name of this short form to Brook Hollow Addition #2. After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to GRANT the variance to exclude the balance of the tract. Also, GRANTING the request to amend the preliminary plan to delete culs-de-sac and the name change to BROOK HOLLOW ADDITION #2 for the following short form plat:

C8s-73-147 Resub. of Sunny Slope I
Metcalfe Road & Catolina Drive

SHORT FORMS---continued

The staff reported that the following short form plat has not been before the Committee in the past and recommends that it be postponed. The Committee unanimously

VOTED: To POSTPONE the following short form plat:

C8s-73-165 Maude E. Roach Subdivision
E. 19th Street & Redwood Avenue

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Council Chambers, Municipal Building.

Present: Mr. Bill Milstead
Mr. Hetherly
Mrs. Mather

The meeting was adjourned at 4:30 P.M.