

SUBDIVISION COMMITTEE
Regular Meeting -- March 22, 1965

PRELIMINARY PLANS

C8-65-8 Palomino Park
Brodie Lane and Riddle Road

The staff reported this subdivision is located at the southeast corner of Brodie Lane and Riddle Road which is $1\frac{1}{2}$ miles west of Manchaca Road and 3.9 miles south of U. S. Highway 290 (Fredericksburg Road). There are 106.53 acres in the subdivision, consisting of 95 residential lots and one commercial tract located at the intersection of Brodie Lane and Riddle Road, and a proposed average lot size of 150 feet by 260 feet.

Mrs. Evelyn Butler, Chief, Advanced Planning, gave a report relating this subdivision to the Master Plan of the City. She noted that the subdivision is outside the area covered by the Master Plan, and with the development proposed here and other development indications in this general area, it would be necessary to work out some plan for thoroughfares to serve these areas. The Master Plan area terminates at the Outer Loop, which is a proposed thoroughfare with a right-of-way width of 120 feet. Western Oaks and a portion of Garza Place Subdivisions, both having some form of approval, are located to the west of and beyond the proposed Outer Loop. The Planning Department has made studies of a number of properties in this general area, and because of the apparent development in this area, we recommend that an east-west thoroughfare of 90 foot right-of-way be proposed approximately one mile south of the Outer Loop based on terrain, and another east-west thoroughfare of 90 foot right-of-way be proposed about one and one-half miles further south, the last of which, in effect, is Riddle Road. Riddle Road runs easterly to Manchaca Road and ties into Slaughter Lane, which would also become a part of the thoroughfare. Because of terrain and the fairly low density indicated in this area, the staff has proposed Riddle Road and Brodie Lane as secondary thoroughfares of 90 foot right-of-way. Brodie Lane being located approximately one and one-half miles west of Manchaca Road and parallel thereto (north-south). Riddle Road has a 60 foot right-of-way existing and is in place. Brodie Lane also has a 60 foot right-of-way existing and has been extended about one-half mile south of Williamson Creek. Another reason for Riddle Road being a proposed secondary thoroughfare is because it would affect fewer existing houses in acquiring the additional right-of-way.

Mr. Kinser inquired as to the projection of Riddle Road on the other side of Brodie Lane. Mrs. Butler stated that it would extend westward and tie into Fredericksburg Road.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water available from Water District #9 with fiscal arrangements as new streets are developed. Sanitary sewer not available. Recommend realignment of Colt Drive to follow existing water line to match proposed street.
2. - Street build. Additional 5 ft. easements required on each side of all side lot lines.

C8-65-8 Palomino Park--contd.

3. Storm Sewer - Plat does not comply with Section 23.11 (5) in that size and flow lines of structures are not shown, nor with Section 23.11 (6) in that numerous drainage easements will be required. Also, topographical information shown does not adequately show elevation in immediate vicinity of intersection of Brodie Lane and Riddle Road. Topo presented indicates that substantial portions of Lots 37-39 are subject to flooding, perhaps to the point of leaving no unflooded building site, unless modification of creek is carried out.
4. Public Works - (1) Show complete boundary survey
(2) Show tie across Brodie Lane and Riddle Road to fence, iron pipe, highway marker, etc.
(3) Change name of Pinto Road (existing Palo Pinto Dr.)
(4) Does a road exist south of Lot 74?

Mr. Metcalfe stated that the road to the southwest corner of Lot 74 is a 60 foot road. It is dedicated. There is a water line located $7\frac{1}{2}$ feet south of the north line of the road.

Planning Department comments were reviewed as follows:

1. Variance required of several block lengths. Recommend variance be granted based on topography and relatively low density.
2. Recommend restriction on final plat requiring all lots abutting Brodie Lane and Riddle Road to provide a driveway turnaround on the lots.

Mr. Foxworth reported that in this case the lots facing Riddle Road have a width of 150 feet and are 200 feet deep. The lots facing Brodie Lane are 150 feet wide and 350 feet deep. There is a 50 foot setback line on the lots facing the thoroughfare. If this turnaround is not provided on each individual lot, it would defeat the purpose of the thoroughfare. The subdivider is willing to restrict the lots to provide turnarounds.

Mr. Kinser stated the commercial lot at the intersection of Brodie Lane and Riddle Road appeared to be rather small for such a large subdivision. He suggested the commercial tract be extended to include lots 1 through 6. By including these lots, it would eliminate any residential building along the thoroughfare. Mr. Jackson stated that in his opinion it would be better to make the commercial area square which would include lots 22 through 24, and lots 1 and 2. This would give a commercial area facing three streets.

Mr. Foxworth noted that the applicant had originally shown lots 22, 23 and 24 as being possible commercial. It is difficult to say how much commercial will be needed in the future, but to have residential lots facing onto a commercial area is not recommended. The Planning Department would have no objection to a large commercial area, however, it should be all in one part rather than strips in different areas of the subdivision. If a larger commercial area is laid out

C8-65-8 Palomino Park--contd.

it would take some revision of the plat. It is the understanding of the Planning Department that the applicant wishes to develop lots 1 through 6, and lots 44 through 49 first.

Mrs. Butler advised that there is a large regional commercial center on Ben White Boulevard and Fredericksburg Road. A regional center would tend to draw a number of people. A smaller commercial area would be better suited to the area because of the low density.

Mr. Metcalfe, representing the applicant, stated that the commercial tract is almost 3 acres. It was his opinion that the owner would be agreeable to Lots 1 and 2 being developed commercially, but would not agree to any of the other lots.

Mr. Foxworth stated the Planning Department recommends against going any further east than lots 1 and 2 as commercial.

3. Recommend relocation of existing water line to match alignment of Colt Drive.

Mr. Foxworth informed the Committee that the staff felt it would be less trouble to relocate the water line since there are two drainage structures with a draw at the point where the water line intersects Riddle Road. This is a low spot and would create a hazardous intersection if the street were relocated.

4. Any lots subject to flooding cannot be approved on a final plat unless arrangements are made to eliminate such flooding.

Mr. Foxworth stated there is a draw running south off of Riddle Road and goes to a point where another draw starts on Brodie Lane and goes easterly through the subdivision. Both draws are presently substantial drainage ways. Some of the lots are subject to flooding, because of size and capacity of these drainage ways. The staff feels that it would be an imposition on the subdivider to require more crossings of these drainage ways than is indicated on plan submitted because of additional costs and because he is creating larger lots, and there would not be any more houses on these blocks than there would be in an urban subdivision. The contours reflect that lots 37-39 are relatively flat in the middle. If a channel can be confined and cleaned out, this can be worked out favorably whereas the lots can be built on. Mr. Metcalfe stated that there is not that much drainage problem. If there are low areas, they will be filled in.

5. Information required on existence of easement for water line. If easement exists, vacation of portions of such easement required in connection with relocation of water line before final approval of lots affected by such easement can be recommended.

Mr. Larry Niemann, owner of the property to the south of the subdivision, has personally contacted the Planning Department and indicated that he does not object to the location of the streets, as proposed by the subdivider, into his property.

C8-65-8 Palomino Park--contd.

Subject to these requirements, the Planning Department recommends approval. The Committee then

VOTED: To APPROVE the preliminary plan of PALOMINO PARK, subject to compliance with departmental reports.

SHORT FORM PLATS - FILED

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

The Committee therefore

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

C8s-65-27 Cherrylawn, Section 3, Resub. Lot 1

Manor Road

C8s-65-30 Barton Oaks, Section 2

Manchaca Road and Fleetwood Drive

C8s-65-29 Akres Bonitos

Charles Avenue and Live Oak

The staff reported that reports have not been received from two departments and recommended that this plat be accepted for filing pending evidence of street dedication, acceptance from county and a report from the Health Department on availability of water.

The Committee therefore

VOTED: To ACCEPT the plat of Akres Bonitos, for filing.

ADMINISTRATIVE APPROVAL

The staff reported that two 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 subdivisions:

C8s-65-19 Tarrytown River Oaks, Resub. Lots 18, 19, and part of 20

Scenic Drive

C8s-65-28 Swearingen and Harrison Subdivision

Windsor Road and Rainbow Bend