

## CITY PLANNING COMMISSION

## Special Meeting

Thursday, January 21, 1965, 7:00 p.m.

A special meeting of the Commission was called to order at 7:00 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman  
S. P. Kinser  
Howard Brunson  
Ben Hendrickson  
Edgar E. Jackson  
W. Sale Lewis  
Barton D. Riley  
Emil Spillmann  
W. A. Wroe

Also Present

Hoyle M. Osborne, Director of Planning  
Alfred R. Davey, Asst. Director of Planning  
E. N. Stevens, Chief Plan Administration  
Walter Foxworth, Associate Planner  
H. Glenn Cortez, Asst. City Attorney

C10-63-1(d) STREET VACATION

Portion of Mount Bonnell Road in connection with Mount Bonnell Terrace Subdivision

The Chairman expressed disappointment that more of the public was not in attendance. He advised interested persons that the Subdivision Ordinance makes no provision for aesthetic or historical values and the Planning Commission has no authority to base recommendations of subdivisions on the consideration of aesthetic appearance or preserving historical sites. Mr. Barrow further stated there had been a good deal of misunderstanding in the relocation of Mount Bonnell Road. He noted the relocation proposed is only a minor portion of the road. He reminded the interested public that the Planning Commission only makes recommendations to the City Council and that the Council has the final authority to grant or deny the request for relocation of the road. Mr. Barrow reviewed a history of the dedication of Mount Bonnell park by the Covert family and the Barrows. In conclusion, Mr. Barrow stated when the Planning Commission reviewed the relocation of Mount Bonnell Road originally in July of 1962, they recommended that the City purchase the property in this area to maintain as a historical site and to preserve the beauty of the location. The Council has not taken action on this recommendation.

The Assistant City Attorney advised that under the statutes of enabling legislation which subdivisions are recorded or approved, there is no mention specifically of aesthetics but rather the consideration of the Planning Commission for the health, safety and general welfare of the community would in the broadest interpretation include aesthetic considerations. The Director of Planning noted that the State enabling legislation had been amended to include provision for the preservation of historic or scenic area of the community.

C10-63-1(d) STREET VACATION--contd.

The Director of Planning quoted a portion of Section 4 of Article X of the City Charter, wherein it is stated: "The Master Plan for the physical development of the City of Austin shall contain the Commission's recommendations for growth, development and beautification of the City". He advised the park problem of the subdivision is part of the background for consideration and aesthetic consideration should be coupled with the other subdivision considerations.

The Director presented a location map and model of Mount Bonnell Road for review. He outlined the proposed relocation approximately 60 feet to the east of the present location, measured center line to center line. He noted the proposed relocation presents the problem of the proposed road having a 10 feet differential between one side of the road and the other. This would present a severe problem of access. Part of the proposal would be to improve the curve at the bottom of the hill to ease the sharp 120° turn to a 80° or 90° turn. The road relocation would improve development of about eight lots along the west side of the road. One difficulty is that the proposed setback in this area would be only 15 feet instead of the required 25 feet setback required in residential area. Secondly, the proposed road right-of-way through this area is only 40 feet as opposed to recommended 60 feet of right-of-way. There would be difficulty with access to the proposed lots on the east side with the proposed new road. Access may possibly have to be gained by building a private road going through the back of the lots to be served. Mr. Osborne cautioned there will be heavy weekend traffic and the right-of-way width will need to be seriously considered. The number of trips estimated a day is 280. There will be other future development in the area and the tourist attraction of the area is constantly increasing.

Mr. Willard Connally, the developer of Mt. Bonnell Terrace Subdivision, stated his sole interest is to develop the area in the best way possible. He would like the Commission and Council to advise him what to do. Mr. Fred Eby stated the City has enough liability and acquiring more of the area would extend the present danger to users of the park lands.

Mrs. Lester Reed, along with other interested citizens, appeared at the meeting to urge the Commission to preserve Mount Bonnell as a tourist attraction. She stated the League of Women Voters recommends the City purchase this land to protect the loss of the road and the view. Mrs. Miller Ruud asked the Commission to postpone action so that other interested citizens could be made aware of the situation and help find a solution. She stated Mount Bonnell is part of the cultural heritage of Austin and is not intended for just a few people and their private homes. Mr. Don E. Legge also urged the Commission to delay any decision. Mr. and Mrs. Leon Lebowitz, along with Mrs. Svea Sauer, urged the preservation of the view for the people of Austin and asked that the road not be relocated as it would spoil the beautiful view, and destroy one of Austin's prime attractions. The road and view are in the public domain by use and every effort must be made to preserve them.

C10-63-1(d) STREET VACATION--contd.

The Chairman stated he did not think the City would buy the property or they would have done so. He felt it only fair, however, to postpone action to see if a solution could be reached. The Commission discussed the aspects of moving the road and the affect on the area and future development. A motion by Mr. Wroe to recommend the City purchase the property and the road be moved to the safest location lost by the following vote:

AYE: Messrs. Kinser, Spillmann and Wroe

NAY: Messrs. Barrow, Brunson, Hendrickson, Jackson, Lewis and Riley

The Commission then unanimously

VOTED: To recommend that the City acquire the land west of Mount Bonnell Road for park purposes and to postpone final action on the relocation of Mount Bonnell Road until the next regular meeting of the Commission.

STAFF NOTE: The total right-of-way width of Mt. Bonnell Road as dedicated by the Coverts in connection with "Covert Park" (Mt. Bonnell Park) was 60 feet, according to a deed of record dated March 3, 1922 in Volume 334, Page 469, and a deed recorded June 8, 1939, Travis County Deed Records in Volume 614, Page 115.

R1008 THOROUGHFARE DEVELOPMENT PLANS

Missouri-Pacific Boulevard Extension to West Loop and Barton Skyway Extension

The Director of Planning presented an aerial photo of the area, indicating thereon, Barton Creek, Zilker Park and an alignment for Mo-Pac Boulevard. Several years ago, Mr. Tom Bradfield and his representative, and several representatives of the City, went through the area that was accessible, looking at a possible route for the southwestern section of Missouri-Pacific Boulevard to extend along the western part of Zilker Park from Bee Caves Road south and tie into the West Loop.

There are problems of terrain which will limit development for dense urban use. Part of the consideration is the density of development in relation to the Master Plan and in turn the Wallingwood Subdivision. The average density anticipated in the Master Plan is relatively low. Consideration must be given to the number of people living in the area in the future to realistically estimate the extent of public facilities to be required. There are still detailed problems to be worked out with respect to the location of Missouri-Pacific Boulevard. Some of the questions have been partially resolved by the action of the Planning Commission in 1962 in which the general route was agreed upon. There are still unresolved questions and an alternative route may be necessary because of other considerations.

R1008 THOROUGHFARE DEVELOPMENT PLANS--contd.

Mr. Osborne noted that certain sections can be developed with higher density than anticipated in the Master Plan, with typical urban type lots of 10,000 square feet. One of the problems originally not discussed thoroughly was that if the area is built up of low density, where would the schools locate? People living in the area will need access to an elementary and high school. The crossing of the thoroughfare would be something of a problem. If the density is increased, the problem of the location of the school in this area is a major consideration with the large ravine and limitation to only one crossing of Missouri-Pacific Boulevard. Another problem is that much of the land is partially subject to flooding. Missouri-Pacific Boulevard has a 1982 traffic forecast of 38,000 cars a day with the lowest forecast of 21,000 cars a day at the more southerly extremity.

Several years ago, the area in the vicinity of Bee Caves Road for an interchange was left undecided because of certain location problems. Two Knights of Columbus Buildings are located in this area. In conclusion, Mr. Osborne stated potential park facilities will have to be considered and the problems of ultimate land acquisition and character of land development.

Mr. Barrow inquired if the City would buy land beyond Zilker Park. Mr. Beverly Sheffield, Director of Parks and Recreation Department for the City, stated the strip along the creek from Barton Springs southerly has been bought and the City owns the land on the north side and the whole creek bed to a point where it curves adjoining the subdivision.

Mr. Tom Bradfield reviewed a history of the area and the location of the 1500 acres of land ultimately proposed for development. Mr. Bradfield stated they purposely located in this area because of the alignment agreed upon for Missouri-Pacific Boulevard. He feels if the boulevard is relocated it would damage residential development and affect commercial development at the interchange. It is his understanding that a definite decision has been made for the location of Missouri-Pacific Boulevard in this area except for working out of the interchange and cross-over.

Mr. Riley suggested the school board be contacted regarding location of schools in the area. Mr. Bradfield suggested the school board acquire the land along Barton Creek, except for a small gap, for about 6 miles which is under the Bradfield's ownership.

Mr. Beverly Sheffield stated the area along Barton Creek offers great possibilities for a hike and bike trail. Also, there is the possibility of a realignment of the road along this creek in order to provide a non-interrupted view of Barton Creek. The Chairman stated the City should acquire the proposed park area. He suggested perhaps this could be worked out by an option agreement between the City and the developer.

R1008 THOROUGHFARE DEVELOPMENT PLANS--contd.

The Commission discussed future development of the area and the alignment of Missouri-Pacific Boulevard. After further discussion, the Commission reaffirmed the location which was approved by them in July 1962 and it was unanimously

VOTED: To APPROVE the alignment for the southwestern section of Missouri-Pacific Boulevard as it relates to the Wallingwood Subdivision with the possibility of an alignment further to the west of that shown on the subdivision and to approve the alignment of Barton Skyway as shown in the subdivision, such alignment being considerably north of that shown on the Development Plan.

C8-64-69 WALLINGWOOD SUBDIVISION  
Barton Skyway

This plan was reviewed and postponed from the Subdivision Committee meeting of December 28, 1964 pending a review of the Master Plan for the area.

Mr. Tom Bradfield reviewed the revised preliminary plan of the area and the proposed location of Missouri-Pacific Boulevard. They have rearranged lots to front on an interior street and would like approval of the plan based on the previously determined alignment of Missouri-Pacific Boulevard in July of 1962.

Mr. Stevens stated this phase of the preliminary plan involved only 42 acres next to the creek. Since the revised plan was received in the Planning Department on this date, there has not been opportunity to distribute the plans to all departments for review. The following comments and recommendations of the Planning Department were presented:

1. Determination by the Legal Department on status of the areas identified as park and park for use of adjoining owners. Three isolated areas have been designated as such and acceptance of these must be cleared prior to final approval of any plat involving these areas or abutting lots.
2. Access to the subdivision must be provided. Barton Skyway is proposed to cross Barton Creek and continue out to Bee Caves Road. There has been no dedication of street for access.
3. No bridge crossing of Barton Creek has been provided. There has been no determination of cost participation by adjoining property owners and the City.
4. Ninety feet shown on Barton Skyway right of way and 85 feet at one point. (Mr. Thomas Watts, engineer for the developer, stated this would be corrected to 90 feet all the way.)

C8-64-69 WALLINGWOOD SUBDIVISION--contd.

5. Identification of streets by name instead of Street A, Street B, etc. Consideration of extending three streets or providing a turn around. The plan should provide turn-arounds or should be enlarged to encompass a circulation pattern.
6. We recommend against the fronting of lots on thoroughfare streets. Some 13 lots have frontage on Barton Skyway, which is designated as a secondary thoroughfare in the Development Plan which create traffic hazards because of individual driveways.
7. The preliminary plan does not include Missouri-Pacific right of way.
8. There should be further consideration of the proposed multi-family and commercial areas in the subdivision. This plan proposes multi-family and commercial development on the corners of Barton Skyway and Mo-Pac Boulevard south. In order to avoid piecemeal development, an incorporation of commercial facilities and a schematic plan of all the property owned by this developer should be submitted.
9. Consideration of the relocation of Barton Skyway further to the south as indicated by the Master Plan.
10. Review of the revised preliminary plan by other departments.

Mr. Wroe inquired as to the park planned in the subdivision.

Mr. Bradfield advised they have attempted to use these areas as block parks connecting to the rear of lots by walk area of natural beauty to be used by the owners of abutting lots.

After further discussion, the Commission unanimously

VOTED: To POSTPONE action on the revised preliminary plan of WALLINGWOOD SUBDIVISION pending completion of all departmental requirements.

SHORT FORM SUBDIVISION - CONSIDERED

C8s-64-25 DRY CREEK SUBDIVISION

Dry Creek Drive and Bull Creek Road

This short form subdivision was postponed in March of 1964 until a number of problems could be resolved. All problems have now been resolved with the exception of a variance from the Ordinance requiring the balance of the McCarty tract to be incorporated into the plat. Mr. L. E. McCarty, the adjoining owner, has refused to joint in the signing of the plat and variance from the signature requirement is requested.

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C8s-64-25 DRY CREEK SUBDIVISION--contd. ....

It was therefore

VOTED: To APPROVE the short form plat of DRY CREEK SUBDIVISION, granting a variance on the signature requirements of adjoining owner..

(DISQUALIFIED: Mr. Barrow)

ADJOURNMENT: The meeting was adjourned at 10:20 p.m.

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Hoyle M. Osborne  
Executive Secretary

APPROVED;

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Chairman