

CITY PLANNING COMMISSION
Austin, Texas

Special Meeting -- June 7, 1965

A special meeting of the Commission was called to order at 4:00 p.m. in the Conference Room, Municipal Building..

Present

D. B. Barrow, Chairman
S. P. Kinser
Jack Goodman
Ben Hendrickson
W. A. Wroe
Edgar Jackson
Barton Riley

Absent

Howard Brunson
W. Sale Lewis

Also Present

Hoyle M. Osborne, Director of Planning
Alfred R. Davey, Assistant Director of Planning
E. N. Stevens, Chief, Plan Administration
Dudley Fowler, Assistant City Attorney

C10-65-5 STREET WIDENING
King Street

The subject property is located at 38th and King Streets, fronting for the most part along King Street. Mr. Miles Parsons wants to resubdivide tract "C" of the Clotilde Mansbendel Subdivision. When the property was originally subdivided, it was left as a large tract proposing limited use. Now the proposal is to split the property and provide two different uses on it. King Street with 27 feet of right-of-way is not adequate for a street serving commercial property and as related to the proposed thoroughfare and expressway pattern. The staff recommends King Street be widened to 60 feet, although 50 feet would be acceptable.

The Planning Director stated the applicant has provided 7 feet of widening and that is shown on the final plat as an easement. To provide for a 50 foot right-of-way 8 feet more would have to be dedicated out of the subject property, leaving 15 feet to be dedicated on the east side of the street. Mr. Parsons concern on additional dedication is that he feels it severely restricts his proposed building as to size and location and cuts down on the amount of parking to the extent that he may not be able to build.

Mr. Kinser stated it is not the Commission's policy to approve subdivisions if the streets are inadequate. He stated it was his opinion the Commission would look with favor upon the subdivision of the property if an adequate street width is provided.

C10-65-5 Street Widening--contd.

After further discussion, the Commission

VOTED: To look with favor upon subdividing the subject property providing King Street has adequate width.

C10-65-1(h) ALLEY VACATION

East-west alley which lies in the east portion of Washington Square between lots 12 and 13

The staff reported this is a request for the vacation of the east-west alley which lies in the east portion of Washington Square subdivision between lots 12 and 13 of this subdivision. The alley is now used as a private driveway for both abutting property owners. The applicants concern is that the property to the east is to be developed with a large number of apartments. The applicants do not wish the alley to become a throughway to Washington Square. The only problem recognized by the staff is if the alley is vacated, the owners of the lots abutting the alley could move their fences out to the center of the alley, which may require relocation of their driveways. Both owners have been contacted on this and neither see this as a problem. The staff recommends this alley be vacated with the retention of the necessary easements.

The Director of Planning stated the proposed central expressway will probably absorb the alley to the rear of the lots, but not the subject alley.

After further discussion, the Commission

VOTED: To VACATE the alley between West 31st and West 30th Street and to the east of Washington Square, retaining the necessary sanitary sewer and drainage easements.

OTHER BUSINESS

C9-64-6 Open-Space Land Program

Mr. Dudley Fowler, Assistant City Attorney, informed the Commission that the City is contemplating the acquisition of additional open space land located to the east of Deep Eddy Swimming Pool, also known as Eilers Park. This is the O'Dell property, and is the only property in the area that does not belong to the city. It is being acquired subject to the restriction that there won't be any structure over ten feet in height and with the understanding it will be used as a park area.

C9-64-6 Open-Space Land--contd.

The following resolution was presented to the Commission for consideration:

WHEREAS, the Master Plan of the City of Austin, duly adopted by the City Council of the City of Austin on the 8th day of June, 1961, contemplates the acquisition of additional park and open-space land to the east of Deep Eddy Swimming Pool, also known as Eilers Park, and immediately adjoining the tract known as the American Legion tract in the City of Austin; and,

WHEREAS, the City Council of the City of Austin is seeking to implement the Master Plan of the City of Austin and the Austin Town Lake Plan and to further exercise its responsibilities to the entire urban area by the acquisition of acres of land out of the O'Dell tract, immediately to the east of the American Legion tract, for park and open-space purposes; Now, therefore

The Planning Commission of the City of Austin affirms that such addition to lands acquired to the east of Eilers Park is in accord with such Master Plan, important to its execution and commends the City Council for its implementation of such plan and for its efforts to discharge its open-space responsibilities to the entire Austin urban area.

After further discussion, the Commission

VOTED: To ACCEPT the resolution to acquire acres of the O'Dell tract for open-space purposes as it is in conformance with the Master Plan of the City of Austin.

Mr. Fowler stated the City is also interested in acquiring lots 10-21 of the Chalmers Addition. It is presently owned by Mrs. Roberta P. Dickson and negotiations for the purchase of this tract is underway. This will be used as part of the greenbelt area as shown on the Master Plan.

The following resolution was presented to the Commission for consideration:

WHEREAS, the Master Plan of the City of Austin, duly adopted by the City Council of the City of Austin on the 8th day of June, 1961, contemplates the acquisition of additional park and open-space land to expand existing open-space land along the north shore of Town Lake to the east of the Interregional Highway in the City of Austin; and,

C9-64-6 Open-Space Land--contd.

WHEREAS, the City Council of the City of Austin is seeking to implement the Master Plan of the City of Austin and its Town Lake development plan and to further exercise its responsibilities to the entire urban area by acquiring lots 10 through 21 of the Chalmers Addition for park and open-space purposes; Now, therefore

The Planning Commission of the City of Austin affirms that such addition to existing park and open-space land is in accord with the Master Plan of the City of Austin and important to its implementation and commends the City Council for its implementation of such plan and for its efforts to discharge its open-space responsibilities to the entire Austin urban area.

After further discussion, the Commission then

VOTED: To ACCEPT the resolution to acquire Lots 10 through 21 of Chalmers Addition for park and open-space purposes, as it is in conformance with the Master Plan of the City of Austin, and is important to the implementation of the City.

The next request is the basic proposal in the Master Plan whereby the language of the plan calls for the acquisition of some large open-space reserves outside the City of Austin. The following paragraph from the Austin Development Plan was read:

"Reservations - Areas which best exhibit the natural beauty of the Austin area should be preserved in reservations. There is no specific minimum size and reservations may range from several hundred acres to well over 1,000 acres. They serve the entire urban area. When fully developed, it is desirable for such areas to have lake or creek frontage, picnic facilities, overnight camping area, sports fields, hiking and riding trails, shelter facilities, and parking area."

Mr. Fowler stated the Master Plan contemplates the acquisition of some large reserves. The basic intent of the language of the Development Plan is to say the City needs these reserves outside the City of Austin for the entire urban area. The acquisition of a large open-space reserve area is in keeping with the Master Plan. It has not been determined where this reserve will be, but it will be to the east or southeast of the City. There is a great amount of park and open-space area in the northwest and southwest section, but so far, there is none in the east or southeast section.

C9-64-6 Open-Space Land--contd.

Mr. Barrow stated it is his opinion the Planning Commission should definitely be in favor of this provision in the plan and in the actual practice of acquiring this land. He stated the Planning Commission has discussed at various times the feasibility of preserving the beauty spots around Austin. It was Mr. Barrow's feeling these places should be acquired prior to the future needs in order that the City will have the areas available when they are needed.

Mr. Hendrickson inquired how many parks and open-space areas the city owns at this time. Mr. Fowler stated the City has Lake Austin City Park, which was outside the City Limits when purchased, and is seven miles from the center of town. Zilker Park was outside the City Limits when acquired. Recently a 40 acre park was acquired as the southwest District Park located in the area of Manchaca Road and Stassney Lane. There is also the Walnut Creek Park which consists of 300 acres.

Mr. Barrow stated he was of the opinion the proposed open-space reserve should be located in the general area east of the City, but he felt the Planning Commission should be consulted before a specific site is finally decided upon.

Mr. Fowler stated a site would have to be selected to serve as a multi-purpose unit. Proper topographic conditions, soil conditions and the price of the land would be factors in locating the site.

The following resolution was presented to the Commission for consideration:

WHEREAS, the Master Plan for the Austin Urban Area contemplates the acquisition of large open-space reserves outside the City limits; and,

WHEREAS, there is urgent need for the preservation of such open space reserves for the 559,000 additional citizens who are expected to reside in the City of Austin Urban Area by the year 2000; and,

WHEREAS, the existence of large areas of open-space land and water surface in the northwest and southwest areas of the Austin Urban Area coupled with economic factors dictate that the best interests of the citizens of the Austin Urban Area will be served by the reservations of a large tract to the east or southeast of the City of Austin; and,

WHEREAS, the acquisition of such a reserve is in accord with the provisions of the Master Plan and detailed analyses made in conformity therewith; and

WHEREAS, it is important that a reserve be located in the east or southeast Austin Urban Area; and

C9-64-6 Open-Space Land--contd.

WHEREAS, past experience with open-space reserves such as the Lake Austin Metropolitan Park and Zilker Metropolitan Park indicates strongly that such reserves should be at least 3,000 acres in size; Now, therefore

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN:

That the acquisition of large open-space reserves outside of the City limits of the City of Austin is contemplated by the City of Austin Master Plan and that it is important to the implementation of the Master Plan and to the proper development of the City of Austin and its Urban Area that an open-space reserve of at least 3,000 acres be created to the east or southeast City of Austin Urban Area.

After further discussion, the Commission

VOTED: To ADOPT the resolution to acquire a large open-space reserve outside the City limits located in the east or southeast Austin Urban Area as it is in conformance with the Master Plan of the City of Austin.

ADJOURNMENT: The meeting was adjourned at 5:10 p.m.

Hoyle M. Osborne
Executive Secretary

APPROVED:

Chairman