

CITY PLANNING COMMISSION  
Austin, Texas

Special Meeting -- June 2, 1960

The meeting of the Commission was called to order at 7:30 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman  
Marvin B. Braswell  
Howard E. Brunson  
S. P. Kinser  
W. Sale Lewis  
Doak Rainey

Absent

Carl A. Johnson  
H. F. Kuehne  
Emil Spillmann

Also Present

Hoyle M. Osborne, Director of Planning  
D. L. Houston, Plan Engineer  
W. T. Williams, City Manager  
Reuben Rountree, Director of Public Works  
Dudley Fowler, Assistant City Attorney  
Albert R. Davis, Director of Water and Sewer Department  
Victor R. Schmidt, Water Distribution Superintendent  
S. A. Garza, Sanitary Sewer Superintendent  
D. C. Kinney, Director of Electric Utility  
Paul Conrad, Superintendent Electric Engineering  
Albert Ullrich, Superintendent Sewage Treatment Plant

SUBDIVISIONS

C8s-60-52 W. T. Wallis Sub., Resub. Lot 1  
Old Fredericksburg Rd.

It was reported by the staff that all requirements of Section 4 of the Subdivision Ordinance have been met and the plat is recommended for approval. The Commission therefore

VOTED: To APPROVE the plat of W. T. WALLIS SUB., RESUB. LOT 1.

C8s-60-57 Dick Patton Subd.  
Patton La. and Mira Loma La.

The Director explained that this plat was accepted for filing May 31, 1960, with Patton Lane shown as 50 feet, and that Windsor Park III, Sec. 3, has also shown the right-of-way to be 50 feet, but Mr. O. P. Schoolfeld (surveyor) says that the street is not 50 feet in width. Mr. Osborne also reported that Mira Loma Lane needs to be straightened out at this intersection but Mr. Patton does not feel that he wants to give any more land and has a stone wall on his south property line.

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08s-60-57 Dick Patton Subd.--contd.

Mr. Schoolfield reported that Tract 2 was sold last December to Mr. Burke and this necessitated this subdivision.

The Director further reported that the southeast corner of Tract 1 is only 2 feet from the base of the curb, which means there is only one foot from the back of the curb to the property line for utility lines. He said the roadway width of Patton Lane can be worked out since the curb returns are on the north side of this street, but suggested that the City try to get enough property from Lot 1 so that there would be a 10-foot curb basis in case the City wanted utilities there. He explained that with Mira Loma being paved to the Elgin Road this might make a blind corner, but that some arrangements might be made whereby Mr. Patton would not be required to give the land immediately.

The Commission discussed this situation and it was generally agreed that the variance in street width for Patton Lane would warrant a variance but that Mr. Patton should be requested to give more property at the corner from Lot 1.

R600 BOND PROGRAM

The City Manager presented the following report on expenditures under the previous bond and Capital Improvements program, a bond issue program proposed for \$50,000,000 in Revenue Bonds and \$10,000,000 in General Obligation bonds, and the Capital Improvements program for the next five years:

1. In May of 1956, the citizens voted a bond issue of some \$26,000,000, including street and drainage, library, fire stations, water, sewer and electric utilities, and other projects. Some of these bonds have been issued and the proceeds spent such as the low water dam and some hospital bonds. Shortly after the election, bids were received on the auditorium and it was found the construction was more than had been anticipated and more than the authorized revenue bonds. The City Council called another election in August of 1956 for an additional \$2,500,000. Again in 1958 it was necessary to ask the voters for other revenue bonds for the construction of the new power plant and additional transmission lines which added another \$20,000,000 in bonds. Some of the authorized bonds have not been sold but by October 1st of this year, the City will have spent \$50,000,000 under and above ground, mostly on public improvements in the City. (Mr. Williams showed a map identifying the various projects which have been completed.)
2. Very few changes have been made in Capital Improvements Program VII from Program VI except that another year has been added. The City has attempted to approach the financing of CIP VII on the basis of bond issues which will not require increase in the interest and sinking fund tax rate. In order to do this it has been necessary to cut down the work which otherwise might have been done, but it appears that no

R600 BOND PROGRAM--contd.

serious inroads have been made into the program as a whole. This program proposes some \$16,000,000 in work to be done in General Obligation bonds in the next five years. Some proposed projects were eliminated because the City could not do that much work. One proposal was to eliminate the expansion of Brackenridge Hospital, but with the recent studies made by the Steinle Consultants it was decided that a more detailed study of the role of Brackenridge Hospital in the future should be made before any expansion is made.

A recommendation by the Police Department that the Police and Courts Building be enlarged in the next five years at a cost of some \$380,000 has been eliminated. The request of the Recreation Department was reduced from some \$600,000 to \$450,000. Fire stations were set up on the basis of a soundly estimated population of from 205 to 206 thousand people but from the census figures this number has been found less than thought and as a result one or two fire stations have been eliminated which would have been necessary to obtain our desired key rate. Other items have been eliminated to balance the program with what the City can finance. Our purpose is to try to retain the same interest and sinking fund rate we now have.

3. In the past few years, beginning about 1949, all capital improvements for the utility system have been financed solely by revenue bonds payable solely out of the revenue bonds used by the system to retire any of the debts on the water, sewer and electric systems.
4. We have lists of projects which will be done over the next few years according to the Capital Improvements Program, and have listed them in such a way that we can finance all of the projects as scheduled through each of the five years at the rate of \$2,000,000 a year on General Obligation Bonds and utilities will be financed with the revenues produced by this utility system.

(Mr. Williams presented lists of projects proposed, with scheduled expenditures for each year under CIP VII)

In response to an explanation by Mr. Williams, Mr. Barrow noted that the Planning Commission had recommended that a great deal of the money from the sale of the Hancock Tract be used for purchase of additional parks and recreational areas and that the Commission would be rather insistent that this amount not be reduced any lower than \$450,000.

Mr. Williams reported that the City and the School Board have reviewed their policy with regard to joint cooperation between these two groups and now, in the acquisition and development of neighborhood playgrounds under the new policy, the schools will make the purchase of sufficient land for the school and a small neighborhood playground. When development is started it will be done in a manner that will compensate for the purchase of the land.

R600 BOND PROGRAM--contd.

This was thought to be a good policy since most of these purchases are now being made outside of the city limits and the City cannot go into the county and buy a site adjacent to the school which may not be within the city within the next ten years.

Mr. Williams explained that the present total bonded indebtedness is between \$60,000,000 and \$70,000,000, and from the point of view of the per capita debt, the City is in very good condition. He said Austin is one of the few cities in the United States that owns an electric system and we have a tremendous investment in that, but with regard to General Obligation Bonds we are in very good condition. He explained that about \$1,000,000 in Obligation Bonds will be retired and this new bond issue will just add more. He said that new construction added to the tax rolls increases income.

Mr. Barrow said the Commission feels that construction of the Missouri-Pacific Boulevard should start before 1963. Mr. Williams said that the City officials felt that we should continue what has already been started rather than start new projects until these have been completed. He noted that some of the work which has been proposed for the first two years could be deferred and some of the other projects advanced as long as it balances out the same amount of money.

Mr. Williams reported that CIP VII is prepared and ready for the Commission to review before work is started on the budget for the next fiscal year but he is requesting a recommendation on the total program for the next five years rather than the individual projects at this time.

In general discussion on the City Manager's report, the Director asked what effect the lack of expansion of the Police and Courts Building would have on the operation of that department. Mr. Williams said Chief Miles was trying to avoid having the same situation he had before the present building was erected and he is postponing the addition until about the 6th or 7th year which will not hurt him materially. He said it was found that some additional office space could be provided out of current funds by altering the present building.

Mr. Rainey questioned the amount of money appropriated for the Missouri-Pacific Boulevard and Mr. Williams explained that the \$500,000 will not do all of the construction work within the five years but will give a good start and it is proposed at the present to build a roadway on each side of the railroad meeting the present cross streets on grade. Mr. Rainey felt that the entire construction would cost \$2,500,000, including grade separations and other structures. Mr. Brunson asked if it will take about ten years to extend this boulevard to Northland Drive and Mr. Williams replied that ultimately you will need three lanes and the additional lane will cost much more. Mr. Braswell felt that if this freeway is emphasized the City will get more support from the citizens.

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Mr. Osborne noted that the Commission has discussed on several occasions the need for a new City Hall and there is a recommendation in the new Capital Improvements Program that it be scheduled for 1966 or later. Mr. Williams said it will be needed by that time. He explained that the land on which the present City Hall is located was deeded by the State of Texas for city hall purposes and when it ceases to be used for that purpose the title reverts to the State, but that the City owns without any restriction the land between the building and 9th Street. He felt that some kind of clarification could be arranged with the State before the City abandons this present City Hall so that the site can be sold to some other organization.

Mr. Williams then suggested that the Commission study the information presented and in relation to the general development of the city, its conformance with the general development planning of the city, and to the Capital Improvements Program for the five-year period. He announced that the City Council is meeting with some groups on June 20 and requested the members of the Commission to be present and suggested that the Commission by that time give an endorsement to the program or suggest any changes which would be endorsed. Mr. Barrow suggested that it should be made plain to the people that no general reappraisal of property is being considered.

In response to a question regarding appropriations for the new lake in the Parks and Recreation development, Mr. Williams explained that nothing was included but \$200,000 of the money obtained from the sale of the Hancock Tract is scheduled for this improvement to be spent largely for the beautification and improvement from the recreation point of view.

The Commission then met in a discussion session. Mr. Barrow said in his opinion the practical use of the Capital Improvements Program has increased tremendously within the past two or three years and is serving a direct purpose. He felt that the over-all plan is acceptable but thought that the Missouri-Pacific Boulevard should be advanced because of the large development in the northwest area of the city, and that the present streets cannot take care of the traffic without the boulevard. The Director explained that this bond program is set up at the present time to attempt to cover all of the projects that seem to be absolutely necessary in financing these projects under General Obligation Bonds, the result being that if the Missouri-Pacific Boulevard or some other project is moved up or expanded it will mean an increase in the tax rate.

Mr. Barrow said the City and the representative of the Missouri Pacific Lines have agreed to the present program of extending the Boulevard to 35th Street in five years, but the Boulevard is needed beyond 35th Street and something should be done about this but it should not interfere with the entire program.

After considerable discussion, the Commission unanimously

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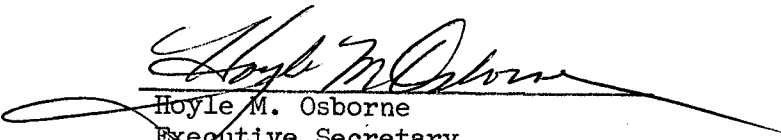
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R600 BOND PROGRAM--contd.


VOTED: To authorize the Chairman to prepare a recommendation to the City Council indicating that the Commission favors the program as submitted and calling attention to the need for advancing the construction of the Missouri-Pacific Boulevard.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.

  
Hoyle M. Osborne  
Executive Secretary

APPROVED:

  
David B. Barow  
Chairman