

CITY PLANNING COMMISSION
Austin, Texas

Special Meeting -- June 28, 1961

The meeting of the Commission was called to order at 4:30 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman

Doyle M. Baldrige

Fred C. Barkley

Howard E. Brunson*

*Left meeting at 5:30 p.m.

Pericles Chriss

S. P. Kinser

W. Sale Lewis

Emil Spillmann

Also Present

Hoyle M. Osborne, Director of Planning

E. N. Stevens, Chief, Plan Administration

Albert R. Davis, Director of Water and Sewer Department

Charles L. Morgan, Senior Design Engineer

C8-61-11 Walnut Bend (Revised)

S. 1st St. N. of Stassney La.

The Director reported that this is a revision of the former plan which has resulted from a discussion of the engineers with the Mayor and City Manager. He explained that the City Manager liked this plan which shows the street proposed in lieu of using South 1st Street moved further to the east to follow the existing 20" water line. He further explained that this is a pre-preliminary plan and the only problem which they are trying to solve is the relocation of South 1st Street or the location of a residential street to be used as a detour in the event of flooding of the present low water structures if South 1st Street is left as it is. He stated that it was the original plan five years ago to relocate South 1st Street to follow the water line.

Mr. Davis said he would like to see the water line in a street since it is highly undesirable to have a major line crossing lots, especially from a maintenance standpoint, since you have to go on other people's property and a 10-foot easement is not sufficient to permit major repairs. He said it was the original idea of the Marvin Turner Engineers that the street follow this line, and that the cost of construction of the line was the preliminary purpose in getting away from the two necessary creek crossings since this would be less expensive.

Mr. H. W. Curington (Marvin Turner Engineers) said they plan to move this street about 20 feet to follow the water line and give Mr. Davis a little more easement. He thought that if South 1st Street is left where it is no bridges would have to be constructed until they are needed.

Mr. Dick Baker said they did not own the property when the water line was constructed but they had met with a group of City officials, including the

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C8-61-11 Walnut Bend (Revised)--contd.

City Manager, and the plan was revised after this discussion to move the location of the street, to move the cul-de-sac some and rearrange some lots. He stated there was no objection from the engineers at that time and he felt this would provide better access.

The Director reviewed the previous discussions on this plan and noted the following problems which need to be considered: If we approve the plan the City would be dedicated to the construction of one large bridge costing about \$50,000 and possible later reconstruction of the low water structures in the present right-of-way (if this is a residential collector street the present culvert might serve) at a cost of about \$16,000 each; Mr. Morgan has said that two bridges would cost about \$30,000 each; there is the question of the use of the proposed street which he feels is desirable for circulation; if one plan is followed these bridges would not be built until the demand for them arises. Mr. Osborne said the present low water structures are not in satisfactory condition and they should be upgraded to some extent and he thinks they will have to be torn out and replaced, even if low water structures are used.

Since the City Manager was not able to be present at this meeting, the Commission

AGREED: That the Commission is generally favorable to the plan of leaving South 1st Street where it is, the location of the street following the water line, and rearranging lots, subject to the City Manager's approval.

C8-60-9 Delwood Terrace, Sec. 1
Wellington Dr. and Gaston Place Dr.
C8-61-16 Royal Oak Estates, Sec. 3
Rogge La. and Wellington Dr.

Mr. Nash Phillips (subdivider) requested the Commission to consider these subdivisions and explained that it was his thought that they were scheduled for consideration at this meeting. The Director explained that he had not had a chance to review the revised plan and could not make a recommendation.

Mr. Curington explained that the plan has been revised to line North Hampton Drive up with Wheless Lane as one street instead of the "T" intersection shown on the previous plan. He stated that the only thing they wanted is to know that this intersection will not hold up approval of the plan of Royal Oak subdivision.

Mr. Phillips said they did not include the area north and east of Wheless Lane in the plan and he does not think that it is necessary since Wheless Lane is an existing street and the area south and included in these two subdivisions is separate from that tract of land. He also noted the problems encountered in developing this tract. Mr. Osborne said this straightening of alignment and extension of Wheless Lane through this property was initially

C8-60-9 Delwood Terrace, Sec. 1--contd.

C8-61-16 Royal Oak Estates, Sec. 3--contd.

planned five years ago and that it will probably be needed as a collector street in this area. He also called attention to the large gas line running through the area.

Mr. Chriss said he is opposed to approving the subdivisions with a tract left where the owner will probably come in later and present a request for commercial on the tract since it is a piece of land left in such a shape that it cannot be developed residentially and therefore wants commercial for it. He felt the Commission could then be forced into making a commercial tract here.

The Commission noted that the plan complies with the Subdivision Committee's requirements with regard to the intersection of North Hampton Drive and Wheelless Lane, but felt that the subdivider and the engineers should be put on notice that the Commission will not in the future consider any plan which has not been first presented to the Planning Department for review and recommendation. The Commission then

VOTED: To APPROVE the plan of ROYAL OAK ESTATES, SEC. 3, as revised subject to the following conditions:

1. Completion of fiscal arrangements,
2. Receipt of departmental reports,
3. Payment of the necessary taxes,
4. Showing of additional easements, and
5. Compliance with departmental requirements.

PRESENT BUT NOT VOTING: Mr. Chriss

DISQUALIFIED: Mr. Baldrige

No action was taken on the plan of Delwood Terrace, Sec. 1

C8s-61-74 Bouldin Estate, Joe P. Hoffman Resub. Pt. Lot 9, Blk. D
James Casey St.

The Director explained that this subdivision was disapproved by the Subdivision Committee on the basis of depth of lots, but he has been advised that the owner has built a home on the south lot and has two houses started on the other two lots. He said he felt this is most unsatisfactory in many ways when he could come in with a cul-de-sac, but he noted that the adjoining owners would be faced with the same difficulty and he felt that it would be uneconomical to develop with the cul-de-sac, either on this property or in conjunction with the adjoining property; however, he felt that the subdivision as proposed should not be done if there were any chance for another plan.

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C8s-61-74 Bouldin Estate, Joe P. Hoffman Resub. Pt. Lot 9, Blk. D--contd.

The Commission felt that it would not be feasible to develop this property with the cul-de-sac without joining with the other property and they saw no reason to deny the subdivision. It was therefore

VOTED: To APPROVE the plat of BOULDIN ESTATE, JOE P. HOFFMAN RESUB. PT. LOT 9, BLK. D.

C8s-61-75 Fleischer Sub.

Fleischer Dr. and Interstate Highway 35

The staff reported that the matter of street dedication has been cleared since Fleischer Drive has been dedicated to the County as a road. The Commission therefore

VOTED: To APPROVE the plat of FLEISCHER SUB.

R808 Oak Lawn Sec. 3
(Deferred 6-20-61)

The Director reviewed the discussion of this drainage problem as discussed at the meeting of June 20, 1961, and stated that Mr. Charles Morgan was present to discuss it.

Mr. Morgan said his recommendation is that if it is feasible and economical, pipe should be installed for the following reasons. If the present policy of the City is followed, the owner would provide the pipe and the City would install it. Where an open ditch is provided now and a pipe needed later it would be on an individual basis since lots would then be sold and the City would be faced with about 60% of the total cost. He said it would take 260 feet of 24" pipe and 130 feet of 27" pipe and the installed cost is estimated at \$5.00 per foot for the 24" pipe and \$6.00 for the 27", making the total cost of drainage improvements estimated at about \$6710, including some 30" pipe in an easement covering some of the drainageway. Mr. Morgan said there are only three ways to make an open ditch operate satisfactorily. The most expensive is to put in a concrete lining along the ditch to keep the grass and weeds from growing there; another way is to have a ditch that is fairly wide with carpet grass and maintenance by the property owners; the third is for the City to do what it can to maintain it and some of the ditches in this area are not kept in good condition. He felt that the pipe will take care of the drainage better than the open ditch.

The Director noted that, based on the cost of lots in Section 2 which is about one block away from this immediate drainage area, the development cost without the drainage cost would be about \$650 and with drainage would be about \$170 increase per lot. He suggested that the cost of the drainage should be partially borne by Section 2 since this is an area drainage problem. He noted that about one-half of Section 2 and a part of Section 1 drain into this subdivision.

R808 Oak Lawn Sec. 3--contd.

Mr. Kinser asked if it would be better to leave the property undeveloped with an open ditch since the cost is so high. Mr. Osborne said the City will have to provide an open ditch here at some time based on the long-range plan of developing good homes as an asset to the City. Mr. Kinser said he would like to see the property developed if possible.

Mr. Cal Marshall requested that he be permitted to have the open ditch because of the increase in the price of lots in an area which is developing with well kept homes. He said Cedar Valley participated in the lift station here with the understanding that this property could be developed, that he has an option on another part of the property, and if he cannot get help from someone he cannot develop the area. He felt that if they had a drainage ditch 10 feet wide at the top and 5 feet wide at the bottom where these people could plant grass and maintain it, it would work satisfactorily. He said he could not see the need for a 50-foot easement if 24" pipe will take the water.

A question was raised regarding the possible need of some culverts on Webberville Road since there seems to be a tremendous drainage problem in this whole area. Mr. Kinser said the biggest problem is across the road and to the east and northeast.

Mr. Morgan said he did not think with the fall you have there it would affect the road very much since an open ditch does not take water as fast as a pipe. He said if it gets bad enough and the City has the money, the City will have to put in pipe, but the water will flow over the top of Webberville Road.

Mr. Brunson asked if this will affect any property other than Mr. Barrow's and Mr. Marshall said only one lot. Mr. Barrow said it goes through his property and then into Webberville Road but the Commission did not need to consider his lots in consideration of this subdivision.

The Director said the Director of Public Works said this entire drainage problem will have to be corrected, mostly at the City's expense because it is natural drainage.

The Commission discussed the problems involved. It was suggested that the entire subdivision should absorb the cost. Mr. Lewis felt that to get some low cost housing the cost will have to be kept down, and he thought there seems to be a need for a study of the entire area. It was then

VOTED: To grant a variance and permit an open ditch according to City regulations under the auspices of the drainage engineer.

AYE: Messrs. Barkley, Kinser, Lewis and Spillmann

NAY: Messrs. Baldridge and Chriss

ABSENT: Mr. Brunson

DISQUALIFIED: Mr. Barrow

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R808 Oak Lawn Sec. 3--contd.

The Commission then unanimously

VOTED: To instruct the staff to call the attention of the Public Works Department to this situation and recommend that they work out some solution.

DISQUALIFIED: Mr. Barrow

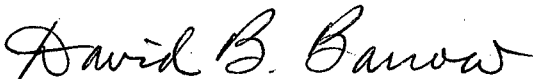
ADJOURNMENT

The meeting was adjourned at 6:45 p.m.



Hoyle M. Osborne
Executive Secretary

APPROVED:



Chairman