

CITY PLANNING COMMISSION  
Austin, Texas

Special Meeting -- March 1, 1963

A meeting of the Commission was held at 3:00 p.m. on March 1, 1963 in the Conference Room, Municipal Building.

Present

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

Absent

Pericles Chriss  
Emil Spillmann

Also Present

Hoyle M. Osborne, Director of Planning  
Alfred Davey, Assistant Director of Planning  
E. N. Stevens, Chief, Plan Administration

C2-63-1(a) AUSTIN DEVELOPMENT PLAN AMENDMENTS  
Ben White Blvd. West of Assumption Cemetery

The Director reported that the purpose of the Plan Amendment request is to permit the development of approximately 75 acres of residential subdivision north of Ben White Boulevard immediately west of Assumption Cemetery. Ben White Boulevard, Interstate 35, and South Congress Avenue go through the area. There is a railroad to the south of Ben White Boulevard and a spur into the area. The area is buffered on all sides from residential development except for a small piece of residential on the north. The terrain is slightly rolling and quite suitable for industrial development. There is a large amount of land to the east and southeast for future residential development. The subject area is in a sizeable tract of land with utilities available--water, electricity and sewer, plus good transportation facilities. The Director recommended that this area be retained as industrial.

The members of the Commission discussed the development of the area and it was pointed out that a new commercial/industrial building was being built on the north side of Ben White Boulevard. This building will set back some 50 feet from the highway and will be over 300 feet in length. Mr. Kinser felt that this would not be a good living area because of nearby development and could result in a slum area. It was also noted that the proposed residential development of the Penick tract has been dropped. Mr. Riley moved that the area be retained as industrial. The motion was seconded by Mr. Kinser. It was therefore,

C2-63-1(a) AUSTIN DEVELOPMENT PLAN AMENDMENTS--contd.

VOTED: To recommend that Ben White Boulevard West of Assumption Cemetery  
BE RETAINED as an industrial area.

AYE: Messrs. Jackson, Kinser, Lewis, Riley and Wroe

NAY: None

ABSENT: Messrs. Chriss and Spillmann

DISQUALIFIED: Messrs. Barrow (property owner in area) and Brunson (associated  
in business with applicant)

C2-63-1(b) AUSTIN DEVELOPMENT PLAN AMENDMENTS  
Tracor, Inc.

The Director reported that this request is for a 20 acre tract of land immediately east of the City-County Sanatorium. The new East Loop is being acquired by the State Highway Department east of Webberville Road. The Master Plan designates about 500 acres of land along Walnut Creek for industrial use. About 275 acres of this has been acquired by the City for the sewage treatment plant. The area in question is now designated for low density residential in the Plan. This covers about 400 acres between the East Loop and the MKT Railroad. The terrain is fairly rough, which will limit industrial development. The problem is how to encourage sound development. The Commission should consider the area from 19th Street to the railroad and determine whether to change the whole area or a portion of it.

Mr. Barrow recommended changing the area from the Tracor site north to 19th Street to industrial. Mr. Wroe felt that changing the Tracor site only might be satisfactory. The Director pointed out that the Plan must include more than one small tract. Mr. Jackson moved that the Master Plan be amended to industrial designation from the Tracor site to 19th Street and from the East Loop to the MKT Railroad. This was seconded by Mr. Riley. It was therefore unanimously

VOTED: To recommend that the tract of land from the Tracor site to East 19th Street and from the MKT Railroad to East Loop Highway BE AMENDED on the Austin Development Plan from low density residential to industrial land use designation.

C5-63-1 WORKABLE PROGRAM FOR URBAN RENEWAL AGENCY  
Kealing Project

The Director asked the Planning Commission to review the tentative plan of the Urban Renewal Agency for the Kealing Project and to give preliminary approval of this plan. He explained that this plan is similar in many respects to the nature of the subdivision preliminary plans, and that once preliminary approval is given, a hearing can be held and later the plan can be modified. Preliminary approval would give a basis for a hearing.

C5-63-1 WORKABLE PROGRAM FOR URBAN RENEWAL AGENCY--contd.

The Director explained the existing situation and the plan for the Kealing Project. The Kealing Project is bounded by East 12th, Chicon, Rosewood and mid-way between San Bernard and Angelina Streets. Housing in the area is mixed with apartments, churches and commercial uses. Kealing Junior High School is in the south central section. The balance of the area is residential. In some sections, many of the houses are substandard and cannot be rehabilitated. Lots are generally around 50 feet in width. San Bernard, Angelina, Comal and Chicon act as collector streets. In the Plan, Comal would veer to the west into Angelina Street and continue southward into existing Comal to the south of the project. East 11th and East 12th are thoroughfares. The core of this plan is the major expansion of Kealing Junior High School and the playground area comprising 20 acres of land. There is a question of zoning on the north part of the tract on a 150 foot strip of land along 12th Street and also the southwest corner directly west of the school. There are apartments in a two block area in the southeast corner of the tract directly east of the school. There are no parks or playgrounds in this immediate area--Rosewood Park being the nearest to the area.

The Director called the Commission's attention to the heavy population in the area of approximately twenty-thousand people and the need for a park and playground area. He reported that an interview had been conducted of approximately 165 residents in the area and had revealed that they would prefer to continue having single-family or duplex-type residences. The Director stated there is a need for some apartments in this area and that the question of the proper location and the type of zoning should be considered at this time. A map of the land use for the Kealing Project was presented by Mr. Osborne as a visual aid for the Committee's study. The proposed provision for apartments, located on the north part of the tract on a 150-foot strip of land along 12th Street from the west boundary to Alamo Street, was outlined. The zoning area was discussed for proposed apartments to be provided in a portion of the residential area in the block on the west side of Comal between Rosewood Avenue and Hackberry.

The Director explained that up to two-thirds of the development will ultimately be paid for by a grant from the federal government, with one-third of the cost to the City which can be paid for either in cash or by improvements. Streets and utilities can be credited with their portion of contributions for service, bringing an existing neighborhood to a sound standard by improving existing facilities.

The Chairman pointed out that the project should be looked at from the standpoint of street arrangement and proposed zoning arrangement. The Committee felt that street layout and zoning plan as submitted were satisfactory and agreed with the improvement of public facilities.

The question of substandard houses was discussed along with the problem of displacing persons living in these houses. Mr. Lewis stated that he

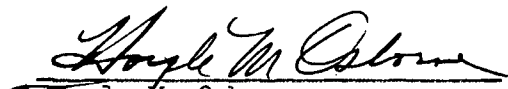
C5-63-1 WORKABLE PROGRAM FOR URBAN RENEWAL AGENCY--contd.

would be against the program if it were designed in a manner that condemnation could force persons to move even though the houses might be standard. Mr. Jackson felt that anything close to standard could be brought up to the satisfactory standard and that the owner would be given an opportunity to comply with the requirements. Mr. Barrow felt that the purpose of the project would not be in condemning houses of good or marginal quality but rather they would be retained and improved. Mr. Osborne stated that ninety-five percent of standard houses would be retained in the project. The Commission therefore unanimously

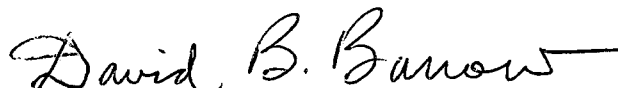
VOTED: To APPROVE the preliminary plan for Urban Renewal Development and the tentative zoning.

## ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

  
Hoyle M. Osborne  
Executive Secretary

## APPROVED:

  
Chairman