

CITY PLANNING COMMISSION
Austin, Texas

701

Special Meeting -- October 24, 1967

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

Present

Edgar E. Jackson, Chairman
W. A. Wroe
Samuel E. Dunnam
Barton D. Riley
Robert B. Smith
Mrs. Lynita Naughton
Dr. William Hazard

Absent

Ed Bluestein
Hiram S. Brown

Also Present

Hoyle M. Osborne, Director of Planning
Richard Lillie, Assistant Director of Planning

MINUTES

The minutes of the meeting of September 19, 1967 were approved.

OTHER BUSINESS

C2-67-1(f) AUSTIN DEVELOPMENT PLAN AMENDMENT

Continuation of review of proposed Master Plan Change in
Capitol City East General Neighborhood Renewal Plan

Mr. Lillie informed the Commission of the historical development, the existing land use pattern and the planning which has taken place in the subject area during the past 10 years. The following factors were important in the development of the G.N.R.P. land use plan for the area bounded by the Southern Pacific Railroad, Springdale Road and East 7th Street.

1. The predominant residential land use pattern has not changed during the past 20 years.
2. Cherico and Gunter Streets north of Gonzales Street with 30 feet of right-of-way and Gonzales with 45 feet of right-of-way are substandard in width. The rights-of-way for Gunter and Allen Streets south of Gonzales Street are 50 feet and the streets are unpaved. Gonzales is the only paved interior street. Tillery Street with 50 feet of right-of-way and Springdale Road with 60 feet of right-of-way are boundary streets and have 24 feet of paving.

C2-67-1(f) AUSTIN DEVELOPMENT PLAN AMENDMENT--contd.

3. Water service includes a 2 inch line on Cherico Street and on Gunter Street south of Gonzales and 6 inch lines exist on the remainder of the streets. Sanitary sewer service includes 8 inch lines on all streets.
4. Housing includes 54 sound structures which need only normal maintenance, 21 deteriorating structures requiring more than normal repair and one dilapidated structure.
5. Existing taxes are based on the highest and best use of the land as residential and commercial and include values from \$10 to \$25 a front foot for residential, from \$45 to \$95 a front foot for commercial and from .07 to .10 a square foot for irregular shaped tracts.
6. Owner occupied units number 38 or 50 percent of the occupied structures.
7. Nine tracts of land are not being fully utilized.
8. Accessibility into the area is limited to substandard residential streets.
9. The need to retain single-family residential areas and to provide additional housing resources through the subdivision of under used land.

Two alternatives were suggested for consideration: (1) change the area from the present industrial designation to residential designation in the Austin Development Plan; (2) leave the area under the present industrial designation. Under the first alternative the following would result:

1. Protection of existing residences from encroachment by non-residential uses.
2. Upgrading public improvements to serve low-density residential development.
3. Resubdividing under used land to provide additional housing sites.
4. Closing some streets to prohibit the use of interior streets by industrial and commercial traffic.
5. Permitting continuance of non-residential uses as non-conforming uses and permitting new commercial development in designated areas.

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6. Permitting platting for residential development and prohibiting platting for industrial development.
7. Prohibiting new industrial development on existing lots or tracts.

Under the second alternative the following would result:

1. Upgrading of streets and utilities to meet industrial requirements. (Any widening of Gonzales, Cherico or Gunter Streets would likely require the acquisition of nearly all residential units now fronting on these streets.)
2. Residences could remain as non-conforming uses but could not be substantially repaired or rebuilt.
3. Residential permits could be issued on each record lot not now developed.
4. Lots and tracts could be developed commercially or industrially unless restricted in the urban renewal plan.
5. Platting for residential purposes would be prohibited.

Questions relating to the G.N.R.P. proposals and to urban renewal procedure were answered by Mr. Osborne, Mr. Lillie and representatives of the Urban Renewal Agency. It was decided that this item be on the next formal meeting of the Planning Commission on November 14, 1967.

R140 PLANNING COMMISSION - General

Mr. Sam Dunnam initiated discussion concerning the importance of geology in urban development. Mr. Edward Garner from the Geology Department at the University of Texas discussed the Department's program of study and answered questions concerning the importance of geological information to urban development. Three important points discussed were: (1) public awareness of the existence of soil conditions, (2) septic tank problems and (3) the possible location of open space and park facilities in areas unsuitable for development. Mr. Dunnam also discussed the status of the Austin Urban Transportation Study, The Capitol Improvements Program and improving the flow of information to the Planning Commission.

R164 REGIONAL PLANNING COMMISSION

Mr. Osborne informed the Commission that Mr. David Barrow and Mr. Jack Goodman of the Austin-Travis County Organization for Regional Planning (A.T.C.O.R.P.) would appear before the City Council on October 26, 1967, to recommend the establishment of a Council of Governments for a ten county area.

R164

REGIONAL PLANNING COMMISSION--contd.

Mr. Barrow explained that the Regional Planning Commission has been in operation for some months and the members attend regular monthly meetings. It has been determined by members of this Commission that its operation could better function as a Council of Governments. The difference is that a Council of Governments must have at least 51% of the members officially elected. Members of the Regional Planning Commission are appointed by the various member organizations. One of the reasons why a Council of Governments would be more appropriate is that the members are elected and are the people that spend the money and are more able to carry out program recommendations. In addition, there are certain federal fund appropriations that are only available to Councils of Governments. It is felt that the planning effort would be handicapped more under a Regional Planning Commission than a Council of Governments. The recommendation of A.T.C.O.R.P. will be that governmental authorities create a Council of Governments to obtain more money and authority to carry through on planning recommendations. It is hoped that there will be a group within the Council of Governments organization who will be directly concerned with planning.

The Regional Planning Commission presently represents Travis County, the City of Austin and several smaller political jurisdictions. It will be recommended that the Council of Governments be expanded to include a ten county area. This is the trend in planning and it is necessary. In other areas of the State more is being accomplished through a Council of Governments and it is anticipated that this operation will be more effective in this area also.

R164

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

Mr. Osborne informed the Commission of the establishment of the Community Development Advisory Commission (C.D.A.C.) and commented on its membership, functions and responsibilities.

Mr. Dunnam asked about the relationship of the Workable Program to this Commission. Mr. Robert Tinstman, City Manager, explained that the Workable Program is reviewed yearly by federal officials to make sure that while the City and the Federal Government are spending money and putting resources into community development, the City is not allowing slums to develop in other areas. The Federal Government feels, and it is a standard requirement for any community, that there be broad based citizen representation and participation. The Community Development Advisory Commission complies with this requirement.

Mr. Wroe asked about the scope of the Commission. Mr. Osborne explained that this would involve only the City of Austin. The C.D.A.C. will be an advisory group to the City Council, particularly in those areas dealing with urban renewal, low-cost housing, blight situations and other related conditions existing in the community, and capitol improvements.

R164

COMMUNITY DEVELOPMENT ADVISORY COMMISSION--contd.

The original Citizens Committee for Community Improvement consisted of approximately 30 members who were appointed by the City Council. It was found that the functions of this Committee tended to duplicate functions of the City's existing boards and commissions, therefore, it was decided to discharge this committee and set up a new commission. It was suggested to the Council that the new Commission involve representatives from the various public agencies, the City Manager and various department heads of the City Administration, and 36 citizens appointed by the City Council.

R1410

ZONING ORDINANCEConsideration of proposed Townhouse Regulations

Mr. Willard Connelly, President of the Austin Homebuilder's Association, requested that the discussion on the proposed Townhouse Regulation be postponed. He stated that the reason for this request was that members of this Association have not had an opportunity to study the proposal and would like to work with members of the Planning Department on the proposed amendment.

Mr. Osborne stated that information pertaining to this proposal was briefly discussed and presented to the Commission previously and copies were sent to some of the homebuilders. There was also a previous meeting a number of months ago with developers, homebuilders, members of the Planning Commission and the planning staff to discuss this proposal. Mr. Connelly and Mr. Ken Zimmerman have indicated that they feel that there are some details of a substantial nature they would like to discuss with the staff and in turn with any of the members of the Commission before a public hearing is set.

The Commission members agreed to hear information pertaining to the proposed Townhouse Regulations on November 21, 1967, prior to public hearings, so that the staff will have ample time to work with the homebuilders and other interested parties on the proposed regulations.

ADJOURNMENT: The meeting was adjourned at 10:05 p.m.

Hoyle M. Osborne
Executive Secretary