

MASTER PLAN COMMITTEE
Austin, Texas

Regular Meeting -- March 22, 1972

The meeting of the Committee was called to order at 3:00 p.m. in the Conference Room of the Planning Department, Third Floor, Municipal Building.

Present

William Milstead, Chairman
C. W. Hetherly
Jean Mather
Buford Stewart
Alan Taniguchi

Absent

Walter Chamberlain
Royce Faulkner

C2-72-1(e) AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

Approximately sixty-four acres of land requested by V. D. Sylvester, Loftin and fifteen other property owners in the vicinity of Brown Lane and Dungan Lane plus an additional area of 100 acres for consideration. The request is to change the land use designation from Low Density Residential to Commercial Service and Semi-Industrial.

STAFF REPORT: During the early 1950's this area began to develop into suburban residential. A five to ten acre tract of land was the typical size sold at that time. The owners wanted to be close to Austin yet have a country atmosphere and the Brown Lane area developed. Several owners brought their office and business with them and combined their home and occupation into one location. As the city developed, this area became closer to the city; in fact at this time the city limit line is located at Cameron Road and Rundberg Lane. Several tracts were further subdivided, smaller tracts and additional housing developed in the 1960's. The housing demand for this area is limited at least in the past by the fact that the area is located in the Manor School District. Several owners in the area had received offers to acquire the land for other uses including more home occupations of the type already located within the area. Warehousing and open storage and light industrial activities had been mentioned. Mr. Sylvester was one of the latest to receive such an offer and during the staff's discussion of the potential for the area, it was stated that a substantial number of the owners wanted this Commercial Service type of use. After several discussions with the staff, the owners petitioned for this requested change.

Although the Austin Development Plan anticipated this area developing into a Low Density Residential use, it is still suburban so far as density is concerned. The character of the area between Cameron Road (old Dessau Road) and Interstate Highway 35 has changed drastically in recent years until approximately 80% of the area is in some stage of new development. The impediments to residential development east of old Dessau Road are summarized as follows:

1. Lack of sewerage facilities.
2. Manor School District.
3. Long narrow tracts difficult to re-subdivide.
4. The existing commercial type uses including open storage.

This area could develop similarly to an area located just north of Austin along North Lamar Boulevard and north of South Meadows Drive.

Mr. Wayne Golden, Planning Coordinator, stated that the staff is not ready at this time with a recommendation as it would like to hear the opinion of the area residents.

C2-72-1(e) Amendment to the Austin Development Plan - Contd.

TESTIMONY

WRITTEN COMMENT

Petition bearing 16 signatures requesting change in designation

PERSONS APPEARING

Sam Menefee: 1702 Ferguson Lane	FOR
V. D. Sylvester: 8008 Tisdale Drive	FOR
Cyril M. Saxton: 1707 Dungan Lane	FOR
B. E. Orear (representing the estate of Lydia Littman): P. O. Box 1727	FOR
William E. Schneider: 1820 Ferguson Lane	AGAINST
Victor Sumner: 1624 Palma Plaza	AGAINST
R. Harry Akin: 2815 West 50th Street	AGAINST
Fred C. Morse, Jr.: 3418 Foothill Terrace	AGAINST
Jack H. Brightwell, Jr.: 9611 Cameron Road	NO OPINION
Dr. Geoffrey Stanford: St. Edward's University	NO OPINION
Clifton McCleskey: Rt. 4, Box 327 B	NO OPINION

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. Menefee stated that this change in designation would be very good for the area. Several of the applicants were present and supported Mr. Menefee's statements.

Arguments Presented AGAINST:

Mr. Fred C. Morse, Jr. stated that he was opposed to this change due to the affect it would have on his family's property to the north. If these tracts are to be designated as commercial it will set the whole area up for commercial development.

Mr. William E. Schneider stated that his property was part of the area included by the City and he would like to have it removed as he plans to live here for some time and not have commercial use on his property.

Arguments Presented in REBUTTAL:

Mr. Sylvester stated that there is quite a bit of commercial use in the area already and many owners have improved their property for commercial use only to have the City deny electrical service due to the designation. The property is too valuable to continue to be used for residential only.

Mr. J. H. Brightwell, Jr. pointed out that the value of the land is now too high for residential purposes. He stated that he had planned a little higher use for his property than commercial. Rundberg Lane would have to be widened as it is not adequate for present traffic. He was interested in knowing when widening and extension of Rundberg Lane is proposed.

C2-72-1(e) Amendment to the Austin Development Plan - Contd.

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Golden requested an opportunity to come back before the Commission with a staff recommendation now that there has been comment from area residents.

Dr. Geoffrey Stanford, St. Edward's University, asked whether or not the area would be closed to residential development should this change be granted. He stated that "cottage-industry" is a very desirable use and this area is ideal.

Mr. Golden stated that due to the Master Plan designation residential development within this area would not be allowed once the designation has been changed to Commercial Service and Semi-Industrial.

The Committee then

VOTED: To REFER case C2-72-1(e) to the full Planning Commission for a recommendation from the Planning Department staff.

AYE: Messrs. Milstead, Hetherly, Stewart, Taniguchi and Mrs. Mather.

C2-72-1(f) AMENDMENT TO THE AUSTIN DEVELOPMENT PLAN

The request is by Mr. Richard E. Chalmers, Trustee, by Mr. Steve Siddons for a change in the land use designation from undesignated (generally considered suburban residential) to manufacturing and related uses, that is industrial uses on 41 acres located at the intersection of McNeil Road and FM 1325.

STAFF REPORT: The applicant indicates that the site will be used for an office construction yard and asphalt manufacturing. They chose this site due to its location and availability to Austin White Lime Company and the Southern Pacific Railroad. The area is surrounded by suburban residential development and vacant land. The L. East and applicant's tracts are heavily wooded. The major streets in the area, Howard Lane and FM 1325, have adequate right-of-way, that is 100 and 200 feet respectively. The Southern Pacific Railroad borders the area and provides access to rail facilities. The Austin White Lime tract has been used as a quarry in the past and although not presently active the quarry area was included for consideration to outline a logical industrial site. The total area for consideration is bounded on two sides by major streets and on the south and a portion of the west by McNeil Road. If McNeil Road is widened to provide adequate vehicular traffic, this area could develop into an industrial site. Electrical and water services can be made available to the site, however, sewage is not available.

The staff recommends that the Committee consider the total area, provided adequate provision is made for waste water and the handling of other waste material with the approval of the Travis County Health Department and that adequate protection from truck traffic and activity of the industry be provided to the residential development in the surrounding area.

C2-72-1(f) Amendment to the Austin Development Plan

TESTIMONY

WRITTEN COMMENT

Mr. and Mrs. Carroll R. Morrison: 206 East Powell AGAINST

PERSONS APPEARING

Schuler Nelson (representing the applicant)	
Steve Siddons (representing the applicant)	
Noble E. Latson: 8419 North Lamar Boulevard	FOR
Roger Bailey: 8419 North Lamar Boulevard	FOR
Petition bearing 44 signatures	AGAINST
Mrs. Jay B. Rea: 13205 F.M. 1325	AGAINST
Jay B. Rea: 13205 F.M. 1325	AGAINST
Jimmie R. McIlvain: 2815 McNeil Road	AGAINST
John O. Robinson, Sr.: 2811 McNeil Road	AGAINST
Mrs. J. O. Robinson, Sr.: 2811 McNeil Road	AGAINST
Mrs. E. D. Jenkins: 3700 McNeil Drive	AGAINST
Mary G. Robinson: 13101 El Camino	AGAINST
Jimmie F. Robinson: 13101 El Camino Road	AGAINST
Mrs. Carroll R. Morrison: 206 East Powell Drive	AGAINST
Walter H. Magruder: 2802 Del Robles	AGAINST
Kenneth H. Neans: 13009 F.M. 1325	AGAINST
James M. Allman: Rt. 3, Box 216 E	AGAINST
A. L. Paul: 3000 Del Robles	AGAINST
Dr. James R. Fricke: 13106 F. M. 1325	AGAINST
Mrs. Buddy G. Thomas: 2904 Del Robles	AGAINST
E. M. Jenkins: 3200 McNeil Road	AGAINST

SUMMARY OF TESTIMONY

Arguments Presented FOR:

Mr. Steve Siddons, representing the applicant, stated that the land is under contract to be purchased and the buyers requested the designation change. The purchaser plans to construct an asphalt plant.

Arguments Presented AGAINST:

Dr. James Fricke, Jr. stated that he is opposed to industrial use of this nature in an area surrounded by homeowner occupied homes. He pointed out that the number of homeowners present shows that people are opposed to this proposed change. Dr. Fricke presented a petition bearing forty-four names in opposition to this requested change.

Mr. Kenneth Neans stated that the quarry has not been used for manufacturing for almost two years. The traffic in the area is hazardous and McNeil Road cannot handle heavy trucks in any concentration.

Mr. Jimmy Robinson pointed out that a quarry does not have to become an industrial area, but can become a school site, shopping center, or a park. He stated that he is not opposed to industry just to the particular use. If an industry such as the IBM plant was proposed there would be no objections.

C2-72-1(f) Amendment to the Austin Development Plan - Contd.

Several other area residents spoke pointing out the fact that many of them have purchased homes in this area to have plenty of space with no traffic congestion. One person also pointed out that hundreds of trees will be destroyed.

Arguments Presented in REBUTTAL:

Mr. Schuler Nelson, representing the purchaser, answered some questions from the homeowners. He stated that the plant will operate about ten hours a day; there will be some odor, noise and white steam from the plant, but will be regulated according to federal requirements. The plant will resemble the plant on Bluestein Boulevard. Mr. Nelson pointed out that the purchaser does not plan to build the plant on the front portion of the property but rather on four to six acres of the forty-one acre tract. The trees along McNeil Road would be left as a buffer, but this portion might eventually be sold for office use. Mr. Nelson stated that there could be one hundred trips a day in and out of the plant and that it would not be economical to limit the access to FM 1325 but the owner could possibly put a road across the property from the curve of McNeil Road to the plant.

COMMENTS AND ACTION BY THE COMMITTEE

Mr. Milstead stated that there seemed to be a lack of communication between the applicant and the area homeowners. There are some areas that should be resolved before any action is taken on this case.

Mr. Taniguchi requested more information on the Department's general projection for this area.

Mr. Stewart stated that the area residents and Planning Commission should see what the proposed plant may look like and have a little more general knowledge of what will be involved.

Mrs. Mather requested more information on the Austin White Lime property.

The Committee then

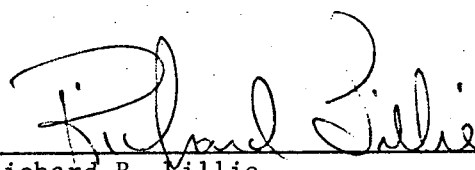
VOTED: To CONTINUE the hearing at the full Planning Commission on C2-72-1(f), notifying the persons present of the time, place and date.

AYE: Messrs. Milstead, Hetherly, Stewart, Taniguchi and Mrs. Mather

The Committee requested information on the following

1. Status of the railroad.
2. Plans of Austin White Lime Company.
3. More description of the area surrounding the site including the land uses and Master Plan designations.
4. Whether or not McNeil Road is to be a major arterial in the transportation plan and what the arterial plan is for this area.
5. The problem of ingress/egress to this site.

The meeting was adjourned at 4:25 p.m.

A handwritten signature in cursive script, reading "Richard R. Lillie", written over a horizontal line.

Richard R. Lillie
Executive Secretary