

MASTER PLAN COMMITTEE
Austin, Texas

Regular Meeting -- May 17, 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
Walter Chamberlain (in 3:30)
Royce Faulkner
Jean Mather
Alan Taniguchi

Also Present

Richard Lillie, Director of Planning
Tracy Watson, Planner II
Andrea Winchester, Secretary II

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

This request is by Mr. Roland Tynes for a change in the land use designation from Manufacturing and Related Uses to Medium Density Residential on an area of approximately thirty acres of land located in north Austin on Rutland Drive, east of the H & T.C. Railroad.

STAFF REPORT: The area is located between Rutland Drive and Kramer Lane on the edge of a gradually developing industrial area. In June 1971, Mr. Floyd Hills requested a change in the Development Plan from Low Density to Manufacturing and related uses on the subject tract. He proposed an industrial subdivision and subsequently filed a preliminary plan for the area. The plan was changed by the City Council in April, 1971. A recent industrial subdivision located on Kramer Lane and the W. B. Houston development northwest of the request has established new industrial use in the northerly and westerly direction. South of Rutland Drive Stran Steel, contractors and storage yards are already established. The eastern boundary of the request is vacant. The tract is owned by L. East and is presently designated Low Density Residential (three units per gross acre). Further to the east, the Quail Creek residential development is located. An Elementary School site is located on Quail Valley Boulevard. Along both sides of Rutland Drive further to the south has already been zoned for multi-family use.

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

Mr. Richard Lillie, Director of Planning, stated that there had been opposition to this request when it was first proposed but the applicant has worked with the property owner and they feel they have come to an agreement.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Sneed: representing the applicant

SUMMARY OF TESTIMONY

Mr. Robert Sneed, representing the applicant, stated that this change would allow a buffer for single-family residences to the east from the industrial area to the west. The applicant is willing to provide building setbacks and privacy fencing in order to provide this buffer. The owner is also willing to place upon the plat a statement pointing out that this property is adjacent to industrial property.

No one appeared in opposition to this request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee expressed concern over the fact that prospective owners should be made aware of the fact that the property is adjacent to industrial property. The Committee then

VOTED: To recommend that the request of Roland Tynes for a change in the land use designation from Manufacturing and Related Uses to Medium Density Residential on an area of approximately thirty acres located in north Austin on Rutland Drive, east of the H & T.C. Railroad be APPROVED, subject to fencing and a fifty foot building setback along the north and west property lines and to a statement being put on the plat stating that this property is adjacent to industrial property.

AYE: Messrs. Milstead, Chamberlain, Faulkner, Taniguchi and Mrs. Mather

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

The request is by Texas Readymix for a change in the land use designation from Undersignated to Manufacturing and Related Uses on approximately 2.00 acres in south Austin, near the intersection of Boston Lane and U.S. 290.

STAFF REPORT: The applicant has requested that this case be withdrawn.

The Committee then

VOTED: To recommend that the request of Texas Readymix for a change in the land use designation from Undesignated to Manufacturing and Related Uses on approximately two acres near the intersection of Boston Lane and U.S. 290 be WITHDRAWN.

AYE: Messrs. Milstead, Faulkner, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

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

This request is on approximately ten acres of land located on Ed Bluestein Boulevard in east Austin south of Tracor Lane and north of the proposed extension of Sam Huston Avenue. The request is by Jacquelyne Tiemann by Robert Davis for a change in the land use designation from Low Density Residential to Manufacturing and Related Uses. The proposed change is for the construction of a concrete plant.

STAFF REPORT: The general topography in the area does not create development problems. The subject tract has had some grading done. The area is predominately undeveloped. Norman Elementary School is located along Tannehill Street at Sam Huston Avenue. The area was designated for Low Density Residential development in the Master Plan adopted June, 1961. Up to this time all the adjacent property owners have plans for Low Density Residential uses or local retail facilities along Ed Bluestein Boulevard. A proposal for multi-family housing was submitted on property located at Webberville Road and Tannehill Street. It was denied in January of 1969 because the density was not compatible with adjacent subdivision development.

The staff recommends that this request be withdrawn. The City Council has initiated annexation proceedings for 960 acres west of Ed Bluestein Boulevard, including this tract of land. Use of the property could then be established by zoning.

TESTIMONY

WRITTEN COMMENT

Mrs. John A. Sherrill: 6501 Haney

AGAINST

Mrs. Eduard R. Meschke: 4100 Ed Bluestein Blvd.

AGAINST

C2-72-1-(k) Amendment to the Austin Development Plan contd.

PERSONS APPEARING

Mr. Robert Davis: representing the applicant

SUMMARY OF TESTIMONY

Mr. Robert Davis, representing the applicant, stated that the applicant would like to request that this case be postponed rather than withdrawn until the annexation is finalized to avoid having to come in with another request for change should the annexation proceedings fail for some reason.

The Committee then

VOTED: To POSTPONE action on the request by Jacquelyne Tiemann for a change in the land use designation from Low Density Residential to Manufacturing and Related Uses on approximately ten acres located on Ed Bluestein Boulevard south of Tracor Lane and north of the proposed extension of Sam Huston Avenue.

AYE: Messrs. Milstead, Faulkner, Taniguchi and Mrs. Mather

ABSENT: Mr. Chamberlain

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

This request is by Fagan Dickson for a change in the land use designation from Low Density Residential to Medium Density Residential on approximately 497 acres in southeast Austin, north of Riverside Drive and east of Pleasant Valley Road.

STAFF REPORT: The area under consideration has relatively flat to gently rolling terrain. The major topographic feature of the site is a relatively large area on the northwest side of the property that was excavated for gravel. The area under consideration is bounded on two sides by existing major arterial streets; Riverside Drive to the south and Pleasant Valley Road to the west, on the north by the Colorado River and the east by the Country Club. A major arterial that is proposed generally east-west through the northern part of the property is the easterly extension of Lakeshore Boulevard. The alignment of Lakeshore Boulevard has been shifted northerly in the proposal, which is substantially different than as shown in the Master Plan as adopted. The southeast area of Austin has changed in character from single-family and undeveloped to multi-family units beginning in 1967 and has continued generally unabated since that time. The Austin Development Plan was amended in 1968 to permit these increased densities in a large portion of the area. The Major Arterial and Expressway Plan was updated in the immediate area resulting in the downgrading of the Riverside Drive facility from an expressway classification to a major arterial with a minimum right-of-way to 120 feet and the downgrading of Lakeshore Boulevard from 120 feet right-of-way to seventy feet of right-of-way. This

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

action occurred in April of 1971. Area studies by the Planning Department have projected this area as suitable for multi-family development density.

The Area Study for the southeast area delineated this site for future multi-family residential use with allowance for commercial facilities such as those proposed by the applicant. The overall density, at nine units per gross acre, and the conceptual plan is acceptable and in conformance with the Area Study except for the alignment of Lakeshore Boulevard. In reference to Lakeshore Boulevard, there are two points that need to be raised. First, the alignment as proposed locates a length of Lakeshore Boulevard right-of-way along the northwest property line, both on the applicant's property and on land owned by the City of Austin. This location is not acceptable. The City has not included this roadway in the Capital Improvements Program and is not prepared to finance such a facility. An agreement, or a realignment of the facility, is necessary, which would require that the developer provide for the entire facility. Second, the proposed alignment is not recommended by the Traffic and Transportation Department. Their opinion is that the proposed alignment creates an unnecessary lengthening (1,200 feet) of a major arterial street. The Planning Department staff feels, however, that if the question of City participation in the cost of the facility can be overcome, that there are advantages and benefits realized by the alignment as proposed by the applicant. Two direct benefits realized by the alignment as proposed by the applicant. Two direct benefits are 1) that the development proposes open space along the Colorado River and the street will provide access to this greenbelt; and 2) there will be fewer curb breaks and traffic intersections with development on only one side of the major arterial. The plan as proposed provides for alternate internal collector street systems for circulation within the tract while discouraging through traffic.

The staff recommends the Master Plan change as requested. The staff also recommends approval of the conceptual development plan as proposed contingent upon the shifting of all the Lakeshore Boulevard right-of-way onto the subject tract or entering into a license agreement or covenant with the City of Austin to assure that the developers will finance the entire Lakeshore Boulevard facility. Approval of the conceptual plan does not constitute zoning or subdivision approval which will still need to be submitted at a later time.

TESTIMONY

WRITTEN COMMENT

None

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

PERSONS APPEARING

Fagan Dickson: applicant

Rod Katzenberg: representing the applicant

SUMMARY OF TESTIMONY

Mr. Rod Katzenberg, with Harman, O'Donnell and Henninger Associates, Inc. of Denver, represented Mr. Dickson, presenting a review of the property through slides. He stated that the applicant would work out the realignment problems with the Traffic and Transportation Department and take full responsibility for the Lakeshore Boulevard facility once an agreement has been worked out concerning the City property that would be left on the south side of Lakeshore Boulevard by the realignment.

There was no opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee expressed pleasure with the presentation and the overall plan for this 497 acre plan. The Committee agreed that the plan for Lakeshore Boulevard should stay as proposed by the applicant and suggested that the City work out a trade with the applicant for the property that will be left on the south side of Lakeshore Boulevard by the realignment.

The Committee expressed concern over the timing of Capital Improvements funds for the intersection of Riverside Drive and Pleasant Valley Road, due to the fact that the property adjoining this intersection will probably be developed within the next five years and the CIP funds for this intersection have been moved into the future, which is further than five years. The Committee then

VOTED: To recommend that the request of Fagan Dickson for a land designation change from Low Density Residential to Medium Density Residential on 497 acres located adjacent to Riverside Drive and Pleasant Valley Road be APPROVED and ACCEPT the conceptual plan as a guide for zoning and subdivision applications, to recommend that the City dedicate land for one-half the Lakeshore Boulevard right-of-way, and that a trade be considered on land owned by the City and the applicant which is effected by the location of Lakeshore Boulevard.

AYE: Messrs. Milstead, Chamberlain, Faulkner, Taniguchi and Mrs. Mather

The meeting was adjourned at 4:45 p.m.