

CITY PLANNING COMMISSION  
Austin, Texas

Special Meeting -- November 15, 1972

A special meeting of the Planning Commission was called to order at 7:30 p.m. in the Electric Building Auditorium at Third Street and West Avenue.

Present

William Milstead, Chairman  
Sonia Ashworth  
David Barrow, Jr.  
Royce Faulkner  
C. W. Hetherly  
Jean Mather  
Buford Stewart

Absent

Charles Betts  
O. P. (Bob) Bobbitt

Also Present

Richard R. Lillie,  
Director of Planning  
Caroline Schreffler,  
Administrative Secretary

C2-72-1 Austin Development Plan

Public hearing on extended coverage of Master Plan  
land designation to the full five mile subdivision  
jurisdiction.

Mr. Richard Lillie, Director of Planning, presented information to those present. Austin in a very real sense, was a "planned city" from the outset. The growth of Austin has continually been reviewed as social and economic conditions changed. City planning studies in 1928, 1944 and 1955 have led to changes in the "Austin Plan".

During the late 1940's and early 1950's, interest in control of the development of Austin as well as the area surrounding Austin led to inclusion in the City Charter provisions for the Planning Commission and a Planning Director. The Charter also established powers and duties of the Planning Commission, a Master Plan and indicated the legal effect of the Plan.

The basis for the City's present Master Plan and programs originated in the mid-1950's. Consultants were selected by the City Council and the initial phase of the present plans was begun. After three years of work and public discussion the Plan was finally heard by the City Council in early 1961. After considerable modification the final document was passed June 8, 1961.

From a planning standpoint this was a landmark decision for Austin. It provided a sound basis for the City's future development program. It has been particularly helpful in guiding the industrial growth of the community. The Plan's relationship to the development policies of the City has also become an important part of the evolution of the planning and Capital Improvements Program.

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## PURPOSE

By definition, city planning is a means for systematically anticipating and achieving an adjustment in the physical environment of a city consistent with social and economic trends and sound principles of civic design. It is a continuing process of presenting a comprehensive program for urban development and renewal.

## THE MASTER PLAN

The Austin Development Plan, is a document consisting of a text and maps depicting the City's environs to provide for the orderly growth and development of the City. It encompasses three basic elements: 1) Land Use; 2) Circulation, and; 3) Public Facilities. It provides guidelines and development policies along with recommendations regarding the codes and ordinances of the City as outlined in the Charter.

The Plan provides policy statements for the logical arrangement of land uses in relation to the streets and highways and public facilities both existing and proposed.

The general land use objectives outlined in the Master Plan are as follows:

1. The organization of the two principal functional parts of the city - the working and living areas - clearly separated from, but complementary to the other so that the economic, social and cultural development of the City can be furthered.
2. To improve the City as a place for living - healthful, safe, pleasant and satisfying by encouraging the development of good housing for all, and by providing adequate open spaces and appropriate public facilities.
3. To encourage the development of an efficient physical environment for commerce and industry with adequate space for each type of activity.
4. To protect, preserve, and enhance the economic, social, cultural and aesthetic values that establish the desirable quality and unique character of the City.
5. To coordinate the varied pattern of land uses with circulation routes for the efficient intra-city and inter-city movement of people and goods.
6. To coordinate the varied pattern of land uses with public and semi-public facilities.
7. To coordinate the growth and development of Austin with that of nearby communities and the surrounding area in such a manner as to enhance each other and permit community-wide interest to prevail.

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The Use Plan delineates generalized areas of land use by category in the various areas surrounding the City. These areas or districts are designed to provide the basis of the Commission and Council's actions both within and outside the City. The area of coverage, or jurisdiction, outside the City extended for approximately two and one-half to three miles in 1961, and currently extends from zero to three miles from the corporate limits of Austin.

The range of uses outlined in the Plan are divided into seven classifications and compare with the City's zoning Ordinance in the following manner:

<u>LAND USE DESIGNATION</u>	<u>ZONING</u>	<u>DWELLING UNITS/AC</u>
Suburban Residential	SR	.5
Low Density Residential	A-(A-A)	3.0
Medium Density Residential	BB	8.0
High Density	B	15.0
Business Districts or Retail Areas	O-LR-GR	No Residential
Commercial Service and Semi-Industrial Areas	C-DL	No Residential
Manufacturing and Related Use	D-E	No Residential
Planned Development Area	P.U.D.	Mixed

LEGAL EFFECT OF THE MASTER PLAN

Article X: City Charter, Section 5. "Upon adoption of the Master Plan by the Council, no subdivision, street, park nor any public way, ground or space, public building or structure and no public utility, whether publicly or privately owned which is in conflict with the Master Plan, shall be constructed or authorized by the City until and unless the location and extent thereof shall have been submitted to and approved by the Commission. In case of disapproval, the Commission shall communicate its reasons to the Council, which shall have the power to overrule such disapproval and upon such overruling the Council or the appropriate office, department or agency shall have power to proceed. The widening, narrowing, relocating, vacating or change in the use of any street, river, or watercourse, or other public way or ground or the sale of any public building or real property shall be subject to similar submission and approval..."

ENFORCEMENT

All subdivision, zoning, building and development within the corporate limits is required to conform to the recommendations of the Plan. Land use designations outside the City limits are not enforceable in the same ways as within the City. At the present time, the City uses two basic tools for enforcement; 1) the subdivision ordinance and utility contracts for service, and 2) legal or court action. There are no building permits required outside the City limits of Austin, nor can the City extend its zoning ordinance controls.

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## PRACTICAL EFFECT OF THE PLAN

In its effort to coordinate development, the City depends on voluntary compliance where there are no subdivisions involved and utility contract authority where subdivisions are involved. The staff of the Planning Department identifies to owners and other City departments the subdivision and developments existing or proposed that are in conflict with the Plan.

The present Plan separates industrial development and heavy commercial development from residential construction. The Plan does not provide any means to determine when an area should be changed in any of the residential use categories. This decision is left to the judgement of the Planning Commission and Department after review of market conditions and development trends in the area.

The Plan presumes that:

1. The primary type of development is residential,
2. the uses of the land be planned in relation to each other and to the streets and highways and overall circulation,
3. the public facilities through the Capital Improvements Program will be programmed to serve these developments, and
4. the applicable City codes and ordinances will be enforced.

The practical effect of the Plan has been to:

1. designate land in an area surrounding Austin to five basic land use categories,
2. provide the means to change Land Use designations or add areas to the Plan,
3. allow general business or retail uses to develop along major arterials or collector streets as delineated in the Plan or approved by the Commission through subdivision approval without changes in the Master Plan, and
4. prohibit location of industrial uses outside of areas not designated in the Plan for manufacturing and related uses, unless recommended by the Planning Commission and approved by the City Council.

Several owners have requested to become a part of and designated under the Plan, including John Roberts Corporation and I. B. M. The attached map indicates several areas in the process of being annexed to the Plan or are in the process of change.

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## CHARACTER OF THE LAND BEING ADDED TO THE AUSTIN DEVELOPMENT PLAN

The area to be added to the jurisdiction of the Plan includes 410 square miles. It includes a wide variety of topographic features; the hills to the west of the City, the Colorado River basin to the west, and to the County line north, east and south. The area encompasses some twenty-five major drainage areas generally running north and south in the north section of the county and east and west in the southern portion of the county. The growth of the community in recent years has been oriented north-south along the major highway facilities, particularly I. H. 35, U. S. 290 and U. S. 183.

The area is predominately rural in character, with approximately 75 per cent in use as open, agriculture, or agricultural type uses. There are several industrial use areas along highways within the five-mile jurisdiction; for example, Austin White Lime, Texas Instruments, Capital Steel and scattered areas of industrial salvage use.

There are five incorporated communities with approximately five thousand people, as well as another eight to ten communities within the City of Austin's extra-territorial jurisdiction, all of which must be taken into consideration as the Austin community develops.

New industrial development including manufacturing and heavy commercial development is occurring primarily on the fringes of the City. As noted on the extra-territorial map of the original 1961 Plan, the current City limits have overrun the Land Use Plan in several areas to the southwest, northwest and southeast around Bergstrom. In effect; industrial development is occurring just beyond the current coverage of the Plan and the review by the Planning Commission and the City Council is often in areas developing residentially.

The lack of jurisdiction has left the City without adequate land uses authority in these critical areas, i.e., relating to density, use and open space, as well as many environmental factors relating to the development of land. Although the current program to update the 1961 Master Plan will deal with these critical development problems, it is essential at this time to extend the Land Use Plan and the development and planning policies of the Plan into the extra-territorial jurisdiction not presently covered with the Plan.

Growth of the City will continue and is estimated to reach 350,000 to 400,000 people by 1980, with continued expansion in a north-south direction.

## RECOMMENDATION

It is recommended that:

1. The Plan for Austin be extended to include the five-mile extra-territorial jurisdiction for the City of Austin.
2. The Land Use designation for the area in watersheds which are presently served by City sanitary sewer be designated Low Density Residential. (Three dwelling units per gross acre.)

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3. The Land Use designation be suburban residential in watersheds not presently served with City sanitary sewer. (One-half dwelling units per gross acre.)
4. That certain tracts be designated Manufacturing and Related Uses. Proposed industrial activities within the area be approved by the Planning Commission and City Council. (Including uses listed as "DL", "D" and "E" in the Austin zoning ordinance.) That pollution generating industries be required to fall within the Planned Development Area of the Plan, including the filing and recording of performance standards upon which their activity can be judged and monitored.
5. That subdivisions within the suburban residential area that meet City and State requirements for a water supply, wastewater system including septic tank requirements, drainage and power facilities be permitted to develop under Low Density Residential. (Three dwelling units per gross acre.)

## Consequences of this recommended change:

Approval of suburban density residential unless higher density is justified in areas presently served or by meeting City and State water, wastewater or septic tank requirements, street and utility requirements.

Commercial and general retail facilities will be permitted with an approved subdivision and along major arterials and collector streets.

Industrial (Manufacturing and Related Uses) sites within the area must be approved by the City Council after recommendation of the Planning Commission.

Heavy commercial (Commercial Service and Light Industrial) sites within the area must be approved by the City Council after recommendation of the Planning Commission.

Present  
PERSONS PRESENT

William D. Gorman: 9206 Collinfield  
Mrs. R. J. Brice: League of Women Voters  
E. P. Schoch: 2212 Nueces Street  
Marjorie Loehlin: 4902 Timberline Drive  
Jean Bringol: 9002 Rockcrest  
Karen Blaethman: 8501 Silver Ridge  
Chas. M. Morton: 402 Buckeye Trail  
R. S. Hendricks: Austin Association of Home Builders  
Mark S. Kreiger: 8808 Dawnridge Circle  
Done E. Hawkins: KTBC-TV  
Suzie Voges: 500 Gate Tree Lane  
Willard Connolly: 109 Perry Brooks Building  
Mrs. Tim Brown: 1713 Rockbridge  
Noel G. Lawson: 4812 Nuchols-Crossing Road  
Corwin W. Johnson: 3425 Monte Vista Drive

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## PERSONS PRESENT

Mrs. Lee Millard: 3900 Balcones Drive  
Mrs. M. H. Reed: 3416 Foothill Terrace  
Elbert Hooper: 407 Austin Savings Building  
Dawn S. DeLong: 3305 Cherrywood Road  
Mrs. David P. Bloch: 3709 Gilbert Street  
Mrs. Donald E. Harris: Routel, Box 261, Austin  
Morris Alford: Suite 616, Brown Building  
Malcolm Milhaus, Jr.: 2606 Pecos Street  
Park Beeler: P. O. Box 1967  
Henrietta Cragon: League of Women Voters  
Van Vahrenkamp: 3410 Mozelle  
Paul F. Kieke: 3309 Bosque Lane  
Robert King: 1309-B Fairbanks  
John Dudgeon: 7300 Forest Wood Road  
Donna M. Knapp: 300 Crockett Street  
W. T. Williams, Jr.: 3820 Avenue F  
Helen Shaw: 406 Almarion Drive  
Mrs. William Thornbill: 11601 Bell  
Mrs. Warren Goodwin: 4002 Greystone  
Frank Kuhne: 1008 Lavaca  
Wallace L. Mayfield: 5408 Western Hills Drive  
Diana S. Tilley: 2504 Deerfoot Trail  
Carolyn G. Bobo: Austin American-Statesman  
Joe C. Carrington: 3612 Windsor Road  
James D. Scott: 3106 White Rock Drive  
Harold Payton: 11101 Bluff Bend  
Dr. J. C. Carrington, Jr.: 8707 Azalea Drive  
Mrs. Charles Morton: 402 Buckeye Trail  
Mr. & Mrs. George Gibbs: 7700 Shoal Creek Boulevard  
Mrs. Joella Waters: 3106 McElroy  
Frances Malmbery: 4605-A Shoal Creek Boulevard  
Pat Halter: 8702 Silverhill  
Mrs. Kenneth Klein: 7709 Shoal Creek Boulevard

Approximately seventy-five persons were present for this meeting. Representatives from the Oak Hill area were present; they reported that a request by the Dahlstrom Company for the development of a rock crushing plant in that area is being considered by the Texas Air Control Board. As this use would be within three miles of the City's jurisdiction if the proposed extension is approved, a recommendation was requested from the Planning Commission. The representatives of the area were of the opinion that this use would be detrimental to existing development.

Members of the North Austin Civic Club and the League of Women Voters spoke in favor of this extension. The Commission members reviewed the information and

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VOTED: To request the Texas Air Control Board to postpone a decision on the application of the Dahlstrom Company for a rock crushing plant for forty-five days, pending action by the City Council on the extension of the Master Plan coverage for the City of Austin.

AYE: Messrs. Milstead, Barrow, Faulkner and Hetherly. Mmes Ashworth and Mather

ABSTAIN: Mr. Stewart

ABSENT: Messrs. Betts and Bobbitt

Mr. Milstead pointed out that the primary concern of the Commission is the total plan for the City, and if the extended coverage is approved, the application for the rock crushing plant should be considered in relationship to the entire area.

The members then

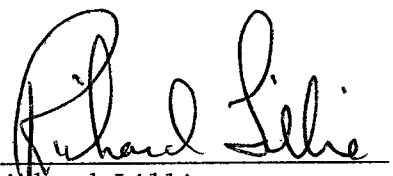
VOTED: To recommend that the extended coverage of the Master Plan land designation to the full five mile subdivision jurisdiction be APPROVED, to include the following:

1. The Plan for Austin be extended to include the five-mile extra-territorial jurisdiction for the City of Austin.
2. The Land Use designation for the area in watersheds which are presently served by City sanitary sewer be designated Low Density Residential. (Three dwelling units per gross acre.)
3. The Land Use designation be suburban residential in watersheds not presently served with City sanitary sewer. (One-half dwelling units per gross acre.)
4. That certain tracts be designated Manufacturing and Related Uses. Proposed industrial activities within the area be approved by the Planning Commission and City Council. (Including uses listed as "DL", "D" and "E" in the Austin zoning ordinance.) That pollution generating industries be required to fall within the Planned Development Area of the Plan, including the filing and recording of performance standards upon which their activity can be judged and monitored.
5. That subdivisions within the suburban residential area that meet City and State requirements for a water supply, wastewater system including septic tank requirements, drainage and power facilities be permitted to develop under Low Density Residential. (Three dwelling units per gross acre.)

AYE: Messrs. Milstead, Barrow, Faulkner, Hetherly and Stewart.  
Mmes Ashworth and Mather

ABSENT: Messrs. Betts and Bobbitt

The meeting was adjourned at 9:30 p.m.

  
Richard Lillie  
Executive Secretary