

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- August 28, 1979

The regular meeting of the City Planning Commission was called to order at 5:50 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman  
Leo Danze  
Freddie Dixon  
Sid Jagger  
Mary Ethel Schechter  
Sally Shipman  
Bernard Snyder  
Bill Stoll  
Jim Vier

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervising Planner  
Walt Darbyshire, Planner III  
John Cykoski, Planner  
Luther Polnau, Supervising Planner  
Josh Farley, Planner  
Jim Miller, Assistant City Manager  
Joe Ternus, Director of Urban Transportation  
Jafus Cavi, OERM  
Sheila Finneran, Legal Department  
Ouida Glass, Senior Secretary

Planning Commission--Austin, Texas

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R200      Consideration of the Downtown Redevelopment Plan

Mr. Lillie explained that the Downtown Redevelopment Plan was presented to the various city boards and commissions in July and that the Planning Commission had requested those boards and commissions review the plan as submitted by the American City Corporation and to make recommendations to the Planning Commission by August 21 in order that the Planning Commission might be informed of their positions with respect to the plan. The Planning Commission is now ready to consider those reports and recommendations as well as those of various groups and individuals.

## COMMUNICATIONS

Mary Margaret Albright, remarks and statement, Heritage Society  
 William E. Brock, Jr.  
 Barbara Cilley  
 Bob Coffee, AIA, remarks and written statement  
 Phil Conard  
 John Corry  
 Dave Dobbs, Texas Association of Public Transportation  
 Robert Floyd  
 Paul Foreman  
 Sam Graham, Electric Utility Commission, remarks and written statement  
 Willo Hardin, remarks and written statement  
 Paul Hernandez, remarks  
 Karen McGraw, remarks  
 Sabino Mata, remarks  
 Robert Mather, remarks and written statement  
 William C. Milstead, remarks  
 Bill Oliver, remarks and song  
 Jay Frank Powell, remarks  
 Dean Rindy, remarks  
 Jim Robertson  
 Alan Taniguchi, remarks and written statement  
 Victor Valenzuela, remarks and written statement  
 Janna Zumbrum, Human Relations Commission, remarks and written statement  
 Bill Dorman, Building Standards Commission, remarks and written statement  
 Sam Graham, Electric Utility Commission, remarks and written statement  
 Philip Creer, Historic Landmark Commission, remarks and written statement  
 Ray Reese, Renewable Energy Resources Commission, remarks and written statement  
 Joe Ternus, Urban Transportation Commission, remarks and statement

## WRITTEN COMMENTS

Citizens' Board of Natural Resources and Environmental Quality  
 Mr. Jim Vance  
 Parks and Recreation Board  
 Austin Housing Authority  
 Austin Tomorrow Ongoing Committee  
 Energy Conservation Committee  
 Community Development Commission

R200 (continued)

## COMMISSION ACTION

Mr. Guerrero asked for reports from the various City boards and commissions, some of which were submitted in writing prior to the time of the meeting. Sam Graham, chairman of the Electric Utility Commission, submitted written comments and discussed the impact upon the electric utility system. He stated this would be an expenditure and would recommend it be minimized to the greatest extent possible by underground ducts wherever possible, and that energy efficient measures should be encouraged. Philip Creer, chairman of the Historic Landmark Commission, presented a prepared statement and stated they concurred with the concept of revitalization and redevelopment but cannot concur with the wholesale approach, pointing out that it fails to relate specifically to the uniqueness of Austin and would negate significant qualities of which we are justifiably proud. He also urged consideration for the adoption of a Urban Renewal Plan that would be acceptable to a majority of the citizens and sensitive to the historic element of Austin, as well as the general welfare of Austin and its citizens. Janna Zumbrum presented written comments from the Human Relations Commission and stated the human element has been seriously neglected. She discussed fears of minority and low income persons, as well as their fears of being displaced. Money will not compensate for their losses and pointed out there is no housing available that many could afford since there would be increased taxes and rental costs as well. She pointed out there are human issues involved that must not be ignored and called for a moratorium on this redevelopment district plan. She stated the planning process was not an open one; it was closed to individuals who will be most damaged by the plan. There are many unanswered questions and unaddressed concerns. She stated they are opposed to the concept and asked to allow specific recommendations to happen. These are human beings who will share in the destiny of Austin. Mary Margaret Albright submitted written comments from the Heritage Society and applauded the City and the Council for taking steps toward the revitalization of the downtown. She discussed their interest in this regard since 1936 and the money that had been donated to private businesses and to individuals along Congress Avenue. They had concern for this particular proposal and pointed out the lack of recognition for Congress Avenue and the National Register District, also of the Sixth Street area, recognizing the need to move and make decisions without too much delay. Ray Reese, chairman of the Renewable Energy Resources Commission, submitted written comments and discussed solar energy in relation to the plan. He recommended to go back to the drawing boards and produce a new concept based on the goal of maximum application of renewable resources to the Austin Area, pointing out the need to revitalize the downtown area coincides with this need in the years ahead. Austin can use this direction as a dramatic way of turning the trend around. Bill Dorman, chairman of the Building Standards Commission, submitted written comments and discussed their approval of the concept to revitalize the downtown, however, urged that the American City draft not be endorsed. He felt a more suitable plan should be drawn up. He discussed the survey of the area and the need for the slum and blighted area to be better defined. He suggested another survey be made using clearly established and definite criteria, that an appeal process be set up for affected citizens. He discussed the Urban Renewal law and questioned the right of eminent domain, pointed out this has alienated and antagonized many of the citizens of Austin.

R200 (continued)

Robert Mather read a prepared statement urging the revitalization effort to be carried forward without faltering and that the designation from Urban Renewal Area be changed to Revitalization Area. J. Frank Powell, an architect, presented written comments and discussed his having worked with revitalization in other cities. He discussed brainpower and talent in Austin, urged not to turn it over to someone else. Do not bulldoze Austin. He discussed Waller Creek and how it could be utilized. He discussed what had been done in Waco and in San Antonio, pointing out that people can enjoy San Antonio and it has paid off tremendously. He felt that all citizens should be able to use and enjoy what is done. Willo Hardin, representing ACORN, read a statement into the record and discussed residences of low income citizens that would be torn down, pointing out the shortage of low income housing now. She discussed eminent domain proceedings and asked where these people could go. She requested this process be stopped until problems can be taken care of. Paul Foreman stated that the planning does not include what the downtown really needs. He felt this plan easily could be put on Loop 360 and felt it a bad practice to mix private and public sector, that any redevelopment should be for the public good. He expressed concern for the long range on the City of Austin and stated it should be rejected and start outright again. Bob Coffee, president of A.I.A., stated there is one thing missing from everything we hear and discussed the validity of the market study and the economic feasibility study. He requested an evaluation and impact study before the plan is considered. Victor Valenzuela suggested to provide for more energy for self sufficient people. Robert Floyd, chairman, of an ad hoc subcommittee on energy resources, stated the plan is an injustice to the City of Austin; it does not pertain to Austin. He felt it ridiculous to assume energy will not be a major criteria in a development of this nature and warned against ignoring the economics of energy. He stated the plan has served its purpose; it scared us, and we are reacting. We can do our own planning. Phil Conard pointed out the City boards and commissions have total and unified opposition to the plan as developed. He stated the citizens of Austin are capable and should be considered in any planning process; citizen planning is necessary. He urged to reject the entire plan and to establish some mechanism for a community design process and a guarantee that the existing boards and commissions will have input and that the input will be listened to. Bill Milstead spoke in favor of revitalization for downtown Austin and stated that correctly done this would be a ten to 20 year process, block by block, area by area and could work for the best interest of all citizens of the community. He felt it should be a joint effort of public and private sector and urged a combination of the public and private sector. He stated that any plan must be economically sound. There must be people and a reason for people to come and want to be there. He urged not to delay, revitalization will be a tough job, but could be the most significant thing that can affect this community in the next 20 years.

R200 (continued)

Sabino Mata stated he was speaking for the people living in the area to be affected the most and that nobody has heard what these people have to say. Some of them already have been displaced four times. He felt human life is the criteria for evaluating any program. Bill Oliver, through guitar and song, emphasized the need to let us plan our own town. Paul Hernandez stated that East Austin is always used and that this plan is not in the best interest of low income people. He requested a moratorium on the Downtown Plan and on the OEDP and requested the downtown Urban Renewal District be rescinded, protection from displacement, protection from rising taxes both directly and indirectly, protection from speculation and profitmaking at the expense of the poor, representation on boards and commissions. He discussed reasons for taking issue with the plans that have been proposed and stated that they have been left out of the process, community input has been ignored. He warned this would have a serious negative affect on the neighborhood and pointed out they do not want to leave East Austin. He discussed the value of the land and stated the real value is not the dollar value, but proximity to the center city. They already are suffering from speculation. He requested time to be able to educate the neighborhood so they could participate effectively and adequately and stated they would oppose any plan unless there was a guarantee they would not be displaced. He stated they do want to develop East Austin and that they are doing so now. He requested they be requested; slow down, we would like to work with you, but we cannot keep up with you, therefore, are being excluded from your planning processes. He stated they were not telling the Commission not to help, but are telling how to help. Dave Dobbs, Texas Association of Public Transportation, advocated the adoption of rapid rail system south-north into the UT area, an east-west vertical route by bus lines. No official statement regarding the American City Corporation Plan. Alan Taniguchi read a letter he had written to Councilman Lee Cooke in which he stated he felt the American City Plan served well as an interest generator but felt very strongly that it was not a well considered plan. He stated a most important and essential step has been left out and that is the Comprehensive Plan. He felt two very important concerns to be who is serving whom and what is meant by a public sector/private sector partnership. He stated the City of Austin has the unique opportunity to put it all together in terms of applying its planning tools to direct growth. The ingredients are all there. The key is to exercise the powers of the City toward the obvious common good. He stated it is a commonly accepted fact that housing in and about the central business district is desirable and vital to a viable downtown. Land prices alone indicate that lower cost housing in the inner city will be difficult to achieve, discussed the energy crisis and the need to subsidize the low cost housing that we consider viable downtown. Joe Ternus stated the Urban Transportation Department would be submitting a report in a few days.

R200 (continued)

Karen McGraw urged to keep Austin the liveable place it is now. She discussed having talked with people and surveying businesses in the downtown area and pointed out a breakdown in communication between City government and citizens. She urged to re-evaluate the entire process, to reject the American City Plan, and to reconsider the Urban Renewal designation and stated there is a need for a planning process to actively seek input of the citizens. Barbara Cilley had one question and that was money, asked if we really can afford this plan and what would be removed from the C.I.P. Dean Rindy expressed opposition to the plan and stated the Planning Commission should be the body to call a halt. He stated the question of what has caused decline of center cities should be asked and pointed out that transportation could funnel people in and out day and night. He urged money be spent to bring ordinary people into the center city, to beautify and perpetuate the city in which people want to live rather than to pass through as conventioners.

## COMMISSION ACTION

At the end of the public testimony, Reverend Dixon moved and Mr. Stoll seconded the motion to close the public hearing. Mrs. Shipman felt there should be time to "digest" the mass of information that had been presented. Mr. Stoll stated he believed in downtown revitalization, felt the need for City policy and would like to see a City staff to assist groups, a need for some City assisted plan clearance but this should be a last resort and strictly on an ad hoc basis. He felt the thoughts could be given an Austin perspective and come up with a much better product. Mr. Snyder suggested to schedule a worksession after the Commissioners had had time to study the information that had been presented and then come up with suggestions. Mr. Jagger felt several things needed to be done. They needed time to study the information that had been presented and time for the staff to pull together the various reports in perhaps a more concise form. He felt there is a need to try to figure out how to go to the next step, to determine what processes should be used. He felt that through a worksession the Commissioners could decide some cohesive fashion to make a sensible recommendation to the Council and moved that the Commission postpone any action, that a worksession be scheduled as quickly as possible and try to get some recommendation from the staff as to some way where the Commission might establish some procedure for pulling together the various resources that are out there to try to come up with a workable, sensible plan. Mrs. Shipman seconded Mr. Jagger's motion. Mr. Danze felt that it is clear the people of Austin are ready to handle the situation internally and not through outside consultants; any solution must be dealt with at the grass roots, from the bottom up. Mrs. Schechter expressed agreement with the comments of Mr. Jagger.

## COMMISSION VOTE

The Commission voted on the motion by Mr. Jagger to ask the staff to compile all comments from boards commissions and those that had been presented at the meeting and to hold a worksession at 7:30 p.m. on September 18. The staff also is to come

R200 (continued)

up with some recommendations as to what kind of organizational structure the Commission could use and the process to pull all these various elements together to come up with a recommendation. The motion was seconded by Mrs. Shipman.

AYE: Danze, Dixon, Guerrero, Jagger, Schechter, Shipman, Snyder, and Stoll.

ABSENT: Vier.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-79-015 Public Services

Wastewater Approach Main to serve  
the Casey and Hampton Tract

Walt Darbyshire explained this request is for an eight-inch wastewater approach main to serve an 2.82-acre tract at 11207-11325 Jollyville Road, which is presently inside the city limits. All cost will be borne by the owner.

COMMISSION VOTE

On motion by Mrs. Shipman, seconded by Mr. Stoll, the eight-inch wastewater approach main to serve 2.82-acre tract at 11207-11325 Jollyville Road was approved at no cost to the city.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.

ABSENT: Dixon and Jagger.

ABSTAINED: Vier.

THE MOTION PASSED BY A VOTE OF 6-0-1.

C1-79 Minutes

To approve Planning Commission Minutes

July 10, 1979

July 24, 1979

August 6, 1979

August 7, 1979

The Planning Commission approved the minutes with the corrections as noted.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.

ABSENT: Dixon and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

SUBDIVISIONSPRELIMINARY SUBDIVISIONSC8-79-46 The Highlands at Oak Forest  
U. S. 183 and Oak Knoll DriveA. Synopsis: Approve

The staff recommends approval of this preliminary plan. The subdivision is located within the Lake Austin Watershed.

B. Variances:

1. Variance is requested on the length of Block "E". (Sec. 41-32)  
Recommend: grant, due to topography and adjacent existing development.

C. Requirements:

This subdivision proposal meets all City-adopted requirements. Additional final ordinance requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of The Highlands at Oak Forest in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll.

ABSENT: Danze, Dixon, Jagger.

ABSTAINED: Vier.

THE CONSENT MOTION PASSED BY A VOTE OF 5-0-1.

C8-78-47 Windcrest  
Cedar Park RoadA. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is requested to use 1:200 scale on preliminary and final plat. (Sec. 41-11, 41-13)  
Recommend: grant, due to the large size of subdivision.



C8-78-47 Windcrest (continued)

2. Variance is requested on the lengths of Block A, F, G, and L. (Sec. 41-32)

Recommend: grant, due to topography

3. Variance is requested on the length of Lighthouse Cove cul-de-sac. (Sec. 41-32)

Recommend: grant, due to low density and adequate traffic circulation.

C. Requirements:

This preliminary plan meets all City-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of Windcrest in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
ABSENT: Danze, Dixon and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

C8-79-59 Quatro Addition  
North Lamar and Burns Street

- A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

- B. Variances: None

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of Quatro Addition in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
ABSENT: Danze, Dixon, and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

C8-79-62 Shenandoah Park  
R. M. 620

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

This preliminary plan meets all City-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of Shenandoah Park in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
ABSENT: Danze, Dixon, and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

C8-79-66 Northcross Sec. Five Revised  
Rockwood Lane

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of Northcross Sec. Five Revised in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
ABSENT: Danze, Dixon, and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

C8-79-69 Interregional 71  
I.H. 35 and Ben White Boulevard

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is required on the length of Blocks "B" and "C". (Sec. 41-32)  
Recommend: Grant, due to low density and land use.

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of Interregional 71 in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
 ABSENT: Danze, Dixon, and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

C8-79-72 South 183 Park  
U. S. 183 south of F.M. 1625

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is requested on the scale for both the preliminary and final plats to 1:200. (Sec. 41-11, 41-13)  
Recommend: grant, due to the size and low density of the subdivision.
2. Variance is requested on the length of Little Hill Road cul-de-sac. (Sec. 41-31)  
Recommend: grant, due to low density and provision for future extension.
3. Variance is requested on the block length. (Sec. 41-32)  
Recommend: grant, due to low density and provision for adequate circulation.

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C8-79-72 South 183 Park (continued)

4. Variance is requested to delete sidewalks. (Sec. 41-42)  
Recommend: grant, due to low density and suburban nature of the subdivision.

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Stoll, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of South 183 Park in accordance with staff recommendations and granted the variances as recommended.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
ABSENT: Danze, Dixon, and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 6-0.

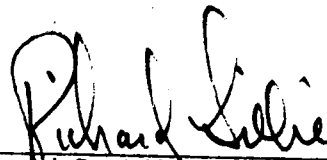
R105-79 Subdivision Memorandum

Short Form and Final Subdivisions as listed on the Subdivision Memorandum. Action taken at the meeting.

The Planning Commission considered items listed on the Subdivision Memorandum and took the action as indicated thereon.

AYE: Guerrero, Schechter, Shipman, Snyder, Stoll, and Vier.  
ABSENT: Danze, Dixon, and Jagger.

The meeting adjourned at 9:35 p.m.



Richard R. Lillie, Executive Secretary

TYPE: FINAL SUBDIVISIONS		PLANNING COMMISSION MEMORANDUM						DATE: August 28, 1979 PAGE: 1	
C8	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE LOTS	VARIANCES		ACTION
	LOCATION						STATUS	RECOMMENDATIONS	
	Long Forms								
1.	79 03	X	I AA			19.81	COMPLETE	APPROVAL	
	Duval Road					76			
2.	77 84						Partial Vacation.	APPROVAL	Deleted
	Woodhaven I								
2b.	78 93	X	I AA			41.07	Not affected by Barton Creek Moratorium	COMPLETE	APPROVAL
	Pinnacle Road					113			
3a.	74 76						Partial Vacation.	APPROVAL	
	Woodstone Village Section 3								
3b.	f79 75	X	I A			0.45	COMPLETE	APPROVAL	
	Wakefield Drive					2			
4.	f79 49	X	AA			8.58	COMPLETE	APPROVAL	
	Northwood V					40			
	Trailwood & Oak Creek Drive								
5.	78 75	X	BB			8.389	COMPLETE	APPROVAL	
	Cima Serena Village					2			
	Cima Serena & Balcones Drive								
6.	f79 48			X	Residential	16.68	COMPLETE	APPROVAL	Approved
	Dorsett Oaks					60			
	Dorsett Road & Arrowood								
7.	76 29	X	I A			13.53	COMPLETE	APPROVAL	
	Beaconridge V					29			
	Dittmar Lane								
8.	f79 50	X	I AA			9.91	Sidewalks:	GRANT	
	Windy Trail					42			
	Windy Trail Road						COMPLETE	APPROVAL	

TYPE: FINAL SUBDIVISIONS		PLANNING COMMISSION MEMORANDUM					DATE: August 28, 1979		PAGE: 2	
C8	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES	RECOMMENDATIONS	ACTION	
	LOCATION					LOTS	STATUS			
78 62	Concept One						Request Six Month Extension. APPROVAL			
	Jollyville Road									
f79 73	Barton Creek Bluffs, Sec. 1			X	Residential	89.35	Not affected by Barton Creek Moratorium. Authorize staff to hold plat for County Road vacation instrument. COMPLETE APPROVAL	Scale: GRANT		
	Hwy. 71					32				
C8s	SHORT FORMS									
79 129	Todd Lane Industrial Park						Request to withdraw.  APPROVAL			
	Todd Ln., N. of St. Elmo Road									
79 121	Forest North Estates Ph. VIA	X	GR			0.357	Balance of tract; Fiscal - Sewer not available: GRANT COMPLETE	APPROVAL		
	FH 620 at Broadmeade St.					1				
79 57	West Sixth Place						VACATION	APPROVAL		
	W. 6th St. & Powell St.									
79 100	West Sixth Place Two	X	O B			0.5685	COMPLETE	APPROVAL		
	W. 6th & Powell St.					1				
79 98	Eula May Addition	X	O	X	Office	1.989	Exclude balance: GRANT COMPLETE	APPROVAL		
	Matthews Ln. & Manchaca Rd.					1				
79 97	Eula May Add. No. 2	X	I AA			0.41	Exclude balance: GRANT COMPLETE	APPROVAL		
	Matthews Ln. & Manchaca Rd.					1				
72 71	John Felter Subdivision						VACATION	APPROVAL		
	IH 35, S. of Woodland Avenue									
79 130	Seiders & Kallman Subdivision	X	GR			2.1167	Signatures: GRANT COMPLETE	APPROVAL		
	IH 35, S. of Woodland Avenue					2				









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