

1-6-83

Recyclers can throw their cans in a bucket

By **JULIE FERNANDEZ**

American-Statesman Staff

Conservation is but a drop in the bucket away for South Austinites.

Beginning Wednesday, the city will not only expand its recycling program in the Travis Heights and Bouldin Creek neighborhoods, but it is also making it easier for residents to participate.

City recycling crews this week began delivering a complimentary white plastic bucket to about 3,000 households in South Austin.

The five-gallon bucket can be used for storing recyclable items such as newspaper, metal and glass. The buckets, sporting the city's official recycling decal, should be placed at curbside by 8 a.m. Wednesdays to be

emptied by recycling crews.

Newspaper, metal and glass must be kept separate to be picked up, said Beth Brown, recycling project manager. Aluminum and steel cans can be grouped together, but clear, green and brown glass must be separated in different containers.

Extra buckets may be bought for \$1 at the fire station at 1705 S. Congress Ave. Information on the program is provided with the complimentary buckets, which are being delivered door to door only in the selected service area.

The service will be expanded to the area bounded by South Lamar Boulevard on the west, Parker Lane on the east, Riverside Drive on the north and Oltorf Street on the south.


"The buckets are handy for organ-



Staff Photo by Chuck Flores

The City of Austin's recycling program is expanding to South Austin. Items will be collected in buckets as shown by recycling crew members, from left, Jessie Morales, project manager Beth Brown and Marvin Hancock.

bucket Wednesday



izing kitchen space. They can fit in a pantry, a kitchen closet or outside the back door. They are a promotional idea, but hopefully, it will get people to think about recycling," said Brown.

She encourages those who do not intend to use their complimentary bucket for recycling to give them to a neighbor interested in participating in the program.

The city's eight-month-old recycling program, which also includes service to the Hyde Park neighborhood, will include several other new features this year.

Previously, collections in South Austin were limited to newsprint. Collections were made by city garbage trucks on their regular routes, but there will be only curbside pick-

up now, Brown said.

Brown said the program has helped keep the cost of garbage pick-up from rising by decreasing the amount of waste taken to landfills. She said 94 tons of recycled material has been collected since the program's inception.

The city will pay an estimated \$135,000 for the expanded program in South Austin and Hyde Park. Service is expected next month in the Zilker neighborhood, west of South Lamar Boulevard and east of Rabb Road.

"When you get involved in recycling, you are putting your principles of conservation in action. The program is the perfect opportunity to 'practice what you preach,'" said Brown.

Chuck Flores
South Austin
garbage crew
Brown

Group to take stand on zoning

Members fear ordinance will bring commercial growth

By **JULIE FERNANDEZ**

American-Statesman Staff

United South Austin, a recently organized umbrella group of South Austin area neighborhood associations, is expected to vote Wednesday on provisions of their stand on the city of Austin's proposed new zoning ordinance.

The meeting begins at 7 p.m. in the South Austin Multi-Purpose Center, 2508 Durwood St. The Austin City Council will hold a public hearing on the proposed ordinance Jan. 20.

At a Jan. 5 meeting of the group, members expressed their concern for a provision in the ordinance which extends the central business district boundary into South Central Austin area neighborhoods surrounding Bouldin Creek and Riverside Drive. Area residents fear extending the boundary will encourage commercial growth in residential areas.

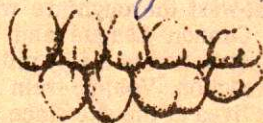
The issue received support at the meeting from Karen McGraw, vice chairman of the Downtown Revitalization Task Force. McGraw made available a memorandum sent to the City Council last week from the task force which takes issue with several provisions in the proposed ordinance. The task force has spent more than eight months developing the elements of a central business district zoning ordinance, she said.

"We're talking about extremely intensive zoning here," she said. McGraw said the task force

recommended a central business district boundary that corresponds to the existing downtown area and which includes more than 100 downtown city blocks. Adoption of the boundary will increase the incentive for speculative zoning in or near older neighborhoods and historic districts, the memorandum stated.

"That (downtown) area has potential enough for high-rise development for quite a few years," McGraw said.

Wednesday's meeting is open to other interested neighborhood associations. Presently there are nine member organizations of United South Austin. They are: Becker Area Community Organization/ACORN, Bouldin Creek Neighborhood Association, South Austin Multi-Purpose Center Advisory Board, South Austin Neighborhood Council, Southwest Austin Neighborhood Association, Southwood Neighborhood Association/ACORN, Zilker Neighborhood Association, South Austin Civic Club and South First Street Coordinating Committee.



michael c. bell, d.d.s.
dental practice
for adults and children

Residents oppose developer's request to change height limit

By JULIE FERNANDEZ

American-Statesman Staff

3/17/83

A developer's request to change height restrictions on the Texas Center project on Barton Springs Road at South First Street is meeting with opposition from residents living in South Central Austin.

Bert Pence is seeking a zoning change on the 7.5-acre former Armadillo World Headquarters site from C-commercial, third height and area (height up to 120 feet) to C-commercial, fourth height and area (height up to 200 feet).

Pence said the property under its present zoning would not comply with the city's new proposed zoning ordinance as it is now written. He said he wants to simplify the zoning for financing and subdividing purposes.

THERE IS a 13-floor office building on the tract which is expected to open July 1. Two remaining buildings are planned, another 13-floor office building and a 15-floor hotel.

Area residents feel the zoning change would be inconsistent with the nearby neighborhood and would set a precedent for more intense development south of Town Lake.

"We don't want downtown south of the river. If downtown comes south, it's going to be coming right up to the residential area and that would promote speculative land-buying within the adjoining residential neighborhoods," said James Pinedo, a member of the Bouldin Creek Neighborhood Association.

The project, and expected similar developments, would also increase traffic congestion in the area, Pinedo said.

MEMBERS OF the Zilker Neighborhood Association and the South River City Citizens group also

oppose the zoning request which will be heard by the Planning Commission at 7:30 p.m. Tuesday in City Council chambers, 301 W. 2nd St.

The city planning department staff is recommending that the zoning change be granted, noting that Pence is willing to agree to several restrictions. Pence said he will confine the requested zoning to the two remaining buildings only, meaning that fourth height and area zoning will not cover the entire tract.

Marie Gaines with the city planning department said the requested zoning would not set as strong a precedent for similar development because of the restriction.

"The precedent is the building, not the zoning," said Pence, who has met with neighborhood residents. "My building is there. Why not zone it for what it is?"

THE TRACT was committed in 1980 for high rise office development and was tied to specific site and landscape plans. Since the Texas Center project is a new site plan, the project was developed under second height and area (a height limit requirement of 60 feet) provisions. However, under the 3-to-1 provision (3 feet of additional height for every foot of setback), Pence was able to construct the 187-foot building.

Although the planning staff is recommending the request, they are also offering reasons to the commission why the request could be denied. Among those reasons, they say the proposed project can be built under its current zoning, there has been no clear land use policy developed by the city to support fourth height and area zoning south of Barton Springs Road, and Pence's request could be considered spot zoning because of other height restrictions in the area. Spot zoning is zoning that is inconsistent with other land use in a given area.

Question city c

South Austinites are invited to learn more about candidates in the upcoming mayoral and council races during a candidate forum March 31, co-sponsored by United South Austin and Far South Austin Community Schools. Voters are invited to submit questions in writing or to come and query candidates on issues of concern.

Written requests are due by March 25. The forum begins at 7 p.m. at Bedichek Community School. For information, call Barbara Alexius at 441-8919.

This Monday night, South Austinites will get an opportunity to visit with all candidates at a forum co-sponsored by Bouldin Creek and Zilker Neighborhood associations at Kinney Avenue Baptist Church, 1701 Kinney Ave. All candidates for all offices have been invited to come at 7 p.m. and the public is invited. For details, call Richard Gravois at 441-3430.

... March 17, 1983

Group urges land-use study

Neighborhood associations oppose zoning request

By **JULIE FERNANDEZ**

American-Statesman Staff

South Central Austin area residents say they will continue to oppose developer Bert Pence's request to amend a restrictive covenant on his One Texas Center site at Barton Springs Road and South First Street.

Because of fears of encroaching development, area residents may request a land-use study of the entire area immediately south of Town Lake.

Pence's request is scheduled for review today by the Austin City Council at 5:15 p.m. in council chambers, 301 W. Second St. Planning commission members voted 6-2 on March 22 to recommend the request to the council, but representatives of three area neighborhood groups say they will be present today to voice their opposition.

"THIS IS A prime area for development, and it would be a mistake to allow zoning that would increase density without studying its effect on traffic or how it's linked to downtown traffic," said Brooks Kasson, co-president of the South River City Citizens Neighborhood Association. "A study of the South Central Austin area needs to be requested before council."

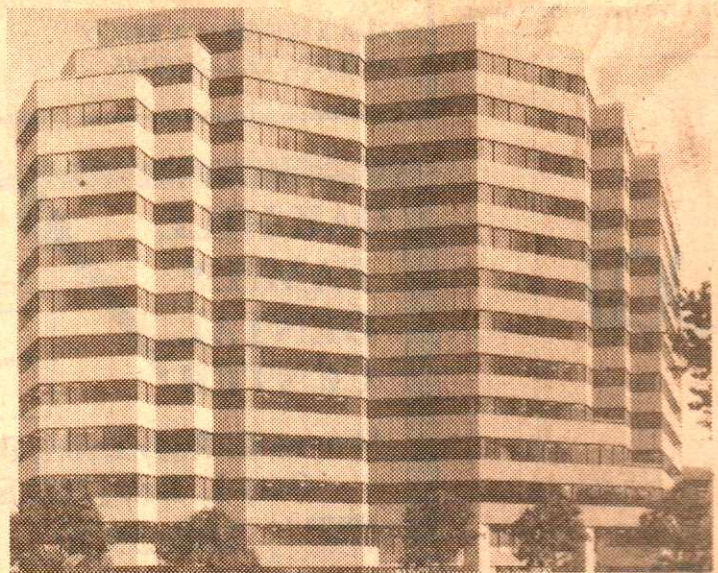
The 7.5-acre tract is currently zoned C-commercial, third height and area (height up to 120 feet). Pence changed his original request from increasing the height allowance to amending a restrictive covenant that was linked to a 1980 site plan.

Neighborhood residents say amending the covenant increases impervious cover on the tract and sets a precedent for more high-rise development and traffic problems.

PENCE, HOWEVER, SAID his is a simple request and reflects the present development of the site. There is a 13-floor office building on the tract which is expected to open in August. Two remaining buildings are planned, another 13-floor office building and a 15-floor hotel.

The project was developed under second height and area (a height-limit requirement of 60 feet) provisions. However, under the 3-to-1 provision (3 feet of additional height for every foot of setback), Pence was able to build the 187-foot building.

"Under the present zoning I could have 100 percent impervious cover, unlimited number of buildings and unlimited height of buildings" Pence noted. "I am voluntarily limiting the impervious cover to 75 percent, . . . limiting the height and



One Texas Center is a 13-floor office complex slated to open in August.

number of buildings."

Pence said he wants a "more understandable" zoning on the property and is requesting the change for financing and subdividing purposes only.

ZILKER NEIGHBORHOOD ASSOCIATION representative Glenna Balch said the council's decision today will closely tie into area residents' opposition to include the project in the proposed downtown business district. The city's proposed new zoning ordinance extends the downtown business district south of Town Lake, a provision which residents feel will encourage commercial growth in residential areas.

"This whole area is ripe for change. The only question is how," said Connie Moore, a representative of the Bouldin Creek Neighborhood Association. "Pence's project is the closest to a neighborhood. It sets a precedent. Everybody knows it's going to build; that's not the issue. So why risk the precedent (zoning changes, amending restrictive covenants) it will set for other developers in this area?"

4/28/83



Photo by Pat Oakes

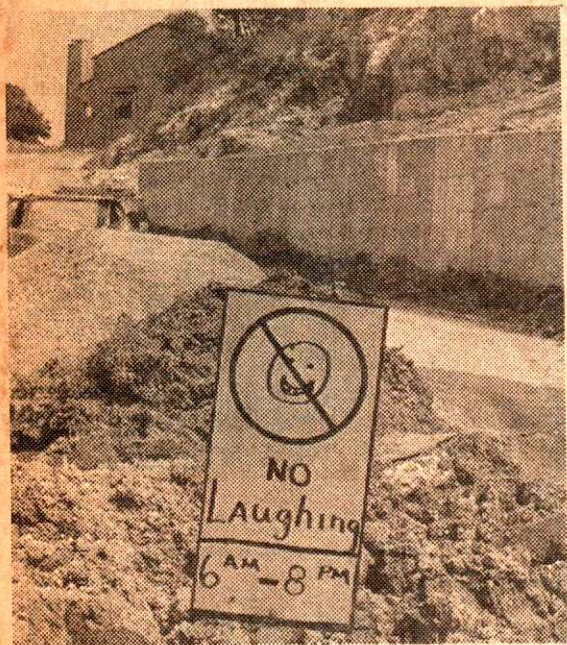
Neighbors gather

Members of the Zilker Neighborhood Association came out to Zilker Playground for a potluck picnic recently. Front row from left, Aimee Bellman, Paulette

Gravois and Glenna Balch. Back row from left, Cicily Simm, Georgina Hudspeth, Pat Bronstad, Bill Corsby, Harriet Gonzales, Ed Gonzales and Walt Bronstad.

5/19/83

5-24-83



Staff Photo by Bob Daemmrlich

Serious zone

An unknown contributor to the Talisman Condominium project at Barton Springs Road and South Lamar Boulevard takes a stern view of merriment.



Photo by Pat Oakes

Artist Charles Jones was among those helping during Zilker Elementary's SPICE Fridays. Taking in his tips are Dylan Balch, Fabian Valdez, Susan Cunningham, Elvis Frost, Renee Gravois and Vonnie Walker.

5/26/83

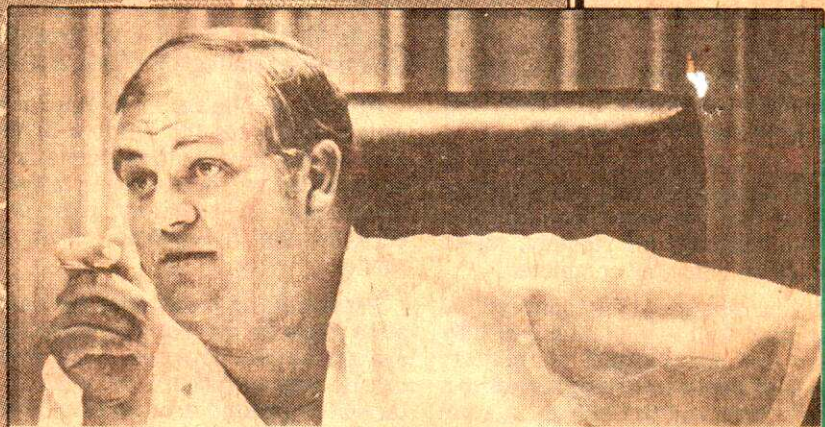
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The Zilker Neighborhood Association will meet Monday at 7 p.m. in the Kinney Avenue Baptist Church. Agenda items include the city's emergency water conservation plan, progress on the neighborhood plan and an update on the garbage-to-energy facility the Public Works Department is proposing to build.

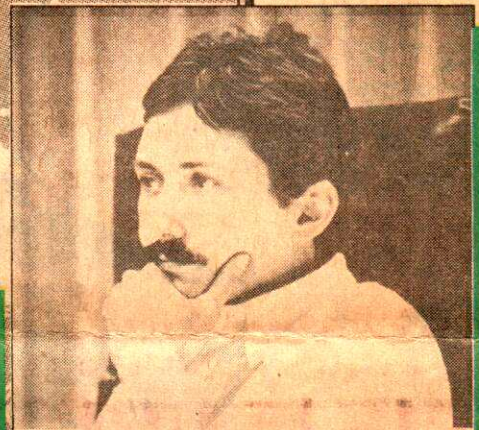
To help Pat keep up with activities in the Barton Springs area, call her after 3 p.m. at 442-0521.

6-2-83

Planning for Austin



Granger MacDonald



Jim Butler



Cicily Simms

Staff Graphics by Kate McKenna

2 of 3 hard to categorize

Goals of new city planners surface

By **PEGGY VLEREBOME**
American-Statesman Staff

One of the three newest members of the city's Planning Commission is decid-

They also joined the commission in June.

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neighborhood representatives denounced Butler.

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2 of 3 hard to categorize

Goals of new city planners surface

By PEGGY VLEREBOME

American-Statesman Staff

One of the three newest members of the city's Planning Commission is decidedly cast as pro-neighborhoods, and the two others are difficult to categorize.

The new commissioners, Cicily Simms, Granger MacDonald and Jim Butler, are the first appointees under a new method used by the City Council for naming the nine members of the most powerful advisory commission.

Simms, 35, a family law attorney and an officer in the Zilker Neighborhood Association, has consistently voted on the side of neighborhoods since she was appointed to the commission in June.

MacDonald, a developer, and Jim Butler, a legal assistant, say they cannot be counted as belonging to any camp in neighborhood vs. developers disputes.

They also joined the commission in June.

MacDonald, vice president of the Jean MacDonald Co., received high marks from environmental groups while he was chairman of the city's advisory Environmental Board last year. He served on the board three years.

"I **CONSIDER** myself an environmentalist," said MacDonald, 28. "I'm not for paving over everything and cutting down trees. I've always felt there was a place for controlled growth."

Butler, 31, a member of the Sierra Club's executive committee and viewed by many as pro-neighborhoods, has received criticism since he joined the commission.

Butler joined the commission majority in approving a high-rise building on Barton Springs Road at the edge of the Bouldin Creek neighborhood. After the vote,

neighborhood representatives denounced Butler.

"I certainly have gotten a lot of heat from some of my old neighborhood friends," said Butler.

Butler says his growth philosophy is to keep electric, water and sewer rates as low as possible by encouraging high-density development in the growth corridor identified in the city's long-range plan.

THE CORRIDOR runs from Interstate 35 and includes all areas within the city limits that are older neighborhoods.

"One of my goals of the commission is to encourage high-density in the city because I think that's a responsible position from a fiscal perspective," Butler said.

"Do you believe in the corridor?"

See PLANNING, C1

C4

Austin American-Statesman

Sunday, August 21, 1983

Planners

From C1

being hypocritical to turn down development in the growth corridor," he said. "I'm still very concerned about neighborhood concerns. It's a delicate balance."

Simms said the commission and City Council should not allow growth to occur where there are no roads or water and sewer facilities.

"Annexation is one thing we need to look at very carefully," she said. "We need to hold the line until we have services. I don't think we should allow the MUDs (municipal utility districts) to form. I think we should serve those areas directly."

"**I'M PARTICULARLY** concerned about preservation of Austin's neighborhoods," Simms said. "I'm not saying that we don't change with the times. Austin is going to grow."

"I think that growth in already established neighborhoods has to be compatible with what we've already got. It would be real tragic if we started throwing away neighborhoods."

Among MacDonald's goals for his two-year term on the commission is to break up what he calls a triangle consisting of neighborhoods, developers and the city.

"If anything, we need to work more with the staff and create an atmosphere where the staff is working with all parties involved," MacDonald said. "We need to cut that triangle out. We need to get the city out of the demon's role."

tanilla and Larry Jackson will expire in June 1984.

The commission has two members besides MacDonald who are in real estate or development. Wendler is assistant general manager of Provident Development and is project manager for Provident's Wells Branch municipal utility district. Fowler is a real estate broker at McLester-Gri-Sham-Gardner.

Martinez, chairman of the commission, owns Martinez Office Supply and a florist shop. Schenkan is a homemaker. Quintanilla is director of the Texas Department of Community Affairs. Jackson owns Sunrise/Sunbelt Management Co., a political consulting firm, and has said he soon will open a bar and restaurant on Sixth Street.

NONE OF THE three new members is a stranger to Austin. MacDonald was born in Austin and lives in West Austin.

Simms was born in New Orleans, La., but grew up in Austin. She returned to New Orleans to attend Newcomb College, then returned to Austin for law school in the late 1960s.

Simms was active in social causes in the late 1960s and early 1970s. Activists she met then include fellow Planning Commission members Martinez and Jackson.

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As one of their first tasks assigned by the City Council, the three new members will help form a recommendation to the council about the future of the Planning Commission.

COMMISSION members are to recommend by Sept. 30 whether the commission should be divided into two separate groups, a planning board and a zoning board.

One reason a split is being considered is to reduce the workload for the Planning Commission, which meets for at least six hours each week. The new members are in favor of a single board, but are considering a proposal to have a hearing examiner take testimony to save time for the commission.

The proposal is under study by a subcommittee of the Planning Commission. But one thing that a new procedure must include, MacDonald said, is Austin's tradition of letting the public speak its piece to decision-making bodies.

If the City Council splits the commission, it would be the second major change for the board this year. The first was the method of appointing commission members.

In past years, each of the seven members of the City Council appointed a citizen to the planning commission. New members are now assigned according to council seats, rather than by individual council members to avoid confusion created when council members leave office or move up to the mayor's seat. Two planning commissioners serve at-large and are selected by the entire council.

SIMMS WAS appointed by Sally Shipman. MacDonald was named by Mark Spaeth. Butler was appointed by Roger Duncan.

They replaced Mary Ley, Bernard Snyder and Ken Manning, who did not seek reappointment.

Commission members Gilbert Martinez, Ed Wendler Jr. and Frances Schenkan were reappointed. The terms of Judy Fowler, Rafael Quin-

tanilla and Larry Jackson will expire in June 1984.

The commission has two members besides MacDonald who are in real estate or development. Wendler is assistant general manager of Provident Development and is project manager for Provident's Wells Branch municipal utility district. Fowler is a real estate broker at McLester-Griham-Gardner.

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Simms was active in social causes in the late 1960s and early 1970s. Activists she met then include fellow Planning Commission members Martinez and Jackson.

Her first appointed post for the city was as a member of a city task force to work on the residential sections of a proposed zoning ordinance. Before being appointed, she represented the Zilker Neighborhood Association at the Planning Commission as its attorney.

Butler, 31, was born in Austin and grew up in McAllen. He returned to Austin in 1966 to attend the University of Texas, where he earned a degree in government. He is working on a law degree.

Butler worked for the Travis County Democratic Party until he resigned to run George Humphrey's unsuccessful race for the City Council.

He has been active in the energy movement and was a member of the now defunct Renewable Energy Resources Commission. He also is a member of Austin Tomorrow Today, which has proposed a futuristic approach for long-range planning in Austin.

NOTICE

In today's Target sale section, junior size fashion denim jeans for \$14.99 are advertised on page 3.

Due to delivery problems, they will not be available. Because the manufacturer did not supply these jeans to us, we will not be issuing rainchecks.

We are sorry for any inconvenience this may cause.

 **TARGET**



Staff Photo by Julie Fernandez

The proposed office complex at Barton Springs Road and Bouldin Avenue would replace a shopping strip where Xalapeno Charlie's Restaurant and Beer Garden is now located.

9-1-83

Residents opposing plan for multi-story offices

By JULIE FERNANDEZ
American-Statesman Staff

South Central Austin residents say they will continue to oppose developer Steve R. Scott's plans to build a multi-story office building on Barton Springs Road.

Representatives of about five area neighborhood groups joined forces July 26 to fight Scott's zoning request to the city planning commission, but a 5-4 commission vote tilted a recommendation in Scott's favor.

Austin City Council members today will review the recommendation for a zoning change at the southeast corner of the intersection of Barton Springs Road and Bouldin Avenue. The hearing begins at 4 p.m. in Council Chambers at 307 W. Second St.

SCOTT IS SEEKING commercial zoning, second height and area, with a 100-foot height limit. The proposed seven- to nine-story office-retail complex must also be tied to a site plan.

The 1.65-acre tract is presently zoned residential and commercial, first height and area. It contains a strip shopping center of local retail businesses and the Xalapeno Charlie's Restaurant and Beer Garden.

Area residents contend that their fears of encroaching development into neighborhoods are increasing, pointing to the completed One Texas Center 13-floor office complex at Barton Springs Road and South First Street. Another concern stems from the city's proposed new zoning ordinance in which a provision provides for the extension of the central business district boundary south of Town Lake.

sion of the central business district boundary south of Town Lake.

CONNIE MOORE, A representative of the Zilker Park Posse environmental organization and a resident on Bouldin Avenue, said the proposed project would set a precedent for future development along Barton Springs Road.

Planning department staff had recommended against the zoning on similar grounds, saying that it could result in high rise development on adjacent property and would be incompatible with the neighborhoods south of the tract.

Attorney John Joseph, who represents Scott, said the zoning would not set a precedent since surrounding property has similar zoning. The portion of the tract zoned residential is presently being used for a portion of the shopping center and parking, and it should be changed to be consistent with the adjacent zoning, Joseph said.

"I SEE OUR project as a good project. Because of the height limit, it will be much smaller than the One Texas Center," Joseph said. "It's a good use for that tract of land. With council approval and site (plan) approval, we will have a quality project."

Representatives of United South Austin, South River City Citizens and the Zilker and Bouldin neighborhood associations are also opposing Scott's request. They cited traffic and parking congestion, density and lack of privacy for adjacent residents as concerns in opposing the project.

...9-1-83

The Zilker Neighborhood Association recently joined the Bouldin Creek Neighborhood Association, the Travis Heights Improvement Association and the South River City Citizens in opposition to a zoning change request which would allow a 120-foot high building to be constructed at the corner of Barton

Springs Road and Bouldin Avenue. Several businesses, including Xalopeno Charlie's and A-Z Rental, are presently located there. There was a 4-5 vote before the Planning Commission with the neighborhood association's on the losing side. There will be a public hearing today before the City Council in the council chambers concerning the issue.

The Zilker Neighborhood Association has also joined Bergstrom Neighbors for Peace and Tranquility, a coalition of groups and people who are exploring ways to cut down on the noise generated by the planes taking off and landing at Bergstrom Air Force Base. Also joining with Zilker are the Montopolis and Bouldin Creek neighborhood associations. The group will meet Wednesday at 7:30 p.m. in the South Austin Multipurpose Center at Oltorf

and South First Street. If you would like more information about the meeting or the Zilker Neighborhood Association, call Glenna Balch at 442-0554.

Plan to attend Zilker group's

Thursday, September 15, 1983

Austin-American-Statesman/Neighbor

9

first meeting of school year

The Zilker Neighborhood Association will hold its first meeting of the school year Monday. Please check your copy of the Z-NEWS, the association newsletter, for the place of the meeting. Since Kinney Avenue Baptist Church is in the middle of its building program, that site is not available. If you don't receive the Z-NEWS, call Paulette Gravois at 441-3430 for information.

The program will be a panel discussion of the new zoning ordinance and the Austin Tomorrow Plan and how it affects the Zilker neighborhood. Panelists will be Smoot Carl-Mitchell of the Austin Neighborhood Council, Palmer Wright from the Austin Tomorrow Ongoing Committee, and a representative from the department of city planning.

The neighborhood association usually meets on the first Monday of the month, but Labor Day got in the way this month. The next meeting of the group will be on Oct. 3.

...

Zilker neighborhood group

The Zilker Neighborhood Association will meet Monday evening at 7 at the MHMR building, 1430 Collier. There will be speakers from the city to give information on the upcoming bond election scheduled for Oct. 22. There will also be speakers to discuss the pros and cons of the bond pertaining to the lignite issue.

The neighborhood association is most appreciative of Kinney Avenue Baptist Church, which has provided a meeting place for the group for the past two years. Because of their current building program they are unable to provide a meeting space, hence the change in the meeting location.

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Don't forget that Tuesday is recycling day in our neighborhood. You may recycle newspaper, tin, aluminum and glass. Have your items out and separated by type and color by 8 a.m. Tuesdays.

...



**Barton
Creek**

Pat Oakes

*plans Monday
meeting*

ITEM: NEIGHBORHOOD ZONING ORDINANCE RALLY
DATE: Wednesday, October 19, 1983; 5:30 p.m.*
PLACE: Republic Square, 5th Street and Guadalupe

A coalition of neighborhood people will rally at Republic Square Park (5th and Guadalupe) at 5:30 p.m. on Wednesday, October 19th.* Speakers from many neighborhoods around the city will speak on the theme: "We are one neighbor; Let's put neighborhoods back in Austin's new Zoning Ordinance!" There has been increasing concern over the past number of months that special interests are dominating the development of Austin's new Zoning Ordinance. Neighborhood individuals and zoning experts are increasingly concerned the the Zoning Ordinance working papers are losing perspective of zoning's potential to protect Austin's neighborhoods and enhance our quality of life. After cancelling a public hearing on the ordinance (originally set for Thursday, October 20th) the City Council is holding three work sessions (October 17th, 24th and 31st), with a tentative vote on the new Zoning Ordinance now tentatively set for December.

Speakers for the October 19th NEIGHBORHOOD ZONING ORDINANCE RALLY include: Cicely Simms, Planning Commission and Zilker Neighborhood Association; Enrique Lopez, Montopolis Neighborhood Association; Smoot Carl-Mitchell, Austin Neighborhoods Council; James Pinedo, United South Austin and Bouldin Creek Neighborhood Association; and Celeste Cromack, Hyde Park Neighborhood Association.

For more information, please call Glenna Blach (Home 442-0554, Work 834-4122) or Tim Mahoney (Home 454-0963).

*Rain Date will be Wednesday, October 26th, at the same time and place.



Staff Photo by Ralph Barrera

Planning Commissioner Cicily Timms, addressing Republic Square rally on the zoning proposal: 'We've come a long way, but I'm afraid in the wrong direction.'

Citizens propose ordinance changes

By MARK DOLL

Special to the Texan

Approximately 50 people representing several Austin neighborhood associations rallied for proposed changes in the city zoning ordinance Wednesday night at Republic Square.

Glenna Balch, representing the Zilker Neighborhood Association, said, "I hope this rally makes the community and council members aware that there are deficiencies in the zoning ordinance in relation to neighborhoods."

Speakers at the rally expressed concern about the lack of a neighborhood conservation combining district, the need for neighborhood compatibility and the expansion of the downtown parking exemption.

Celeste Cromack, representing the Hyde Park Neighborhood Association, said, "We want to get neighborhood protection into the zoning ordinance, especially the neighborhood conservation combining district."

Under this type of zoning, residents of the district could more or less make a plan and would have some control over that specific area, Cromack said.

"It's an overlay district," Cromack said. "It would lay on top of an existing district and provide additional regulations."

Smoot Carl-Mitchell, president of the Austin Neighborhood District, said the conservation combining district "would give neighborhoods a vehicle to do planning."

Developers oppose the district because it is not well-defined, Cromack said.

Compatibility standards are needed for areas with a variety of uses, said former City Council member Larry Deuser, representing the Angus Valley Neighborhood Association.

Deuser spoke against expanding the downtown parking exemption.

"I would like to see the elimination of expanding the downtown parking exemption," Deuser said. Developers will profit from the expansion of the exemption because they will not have to provide enough parking for their developments, he said.

Cicily Simms, planning commissioner for the city, said compatibility is needed between apartment buildings and business buildings, and between single-family and multi-family buildings.

Chris McIntosh, representing the Blacklands Neighborhood Association, said the rally's main objective was preserving the neighborhoods. Blacklands is being threatened by the University's expansion into East Austin, McIntosh said.

Carl-Mitchell said the rally was "a way for people and neighborhoods to express their concern about deficiencies in the existing ordinance and concern about what the lack of the strong zoning ordinance will do to Austin's neighborhoods, both now and in the future."



Morris Goen, Daily Texan

Austin citizen Cicily Simms holds a city zoning report during her speech at a Thursday night rally.

Stricter zoning urged to limit Barton growth

By JANET WILSON

American-Statesman Staff

Planning Director Dick Lillie told the City Council Wednesday that the best way to limit development along Barton Springs Road is to rezone the land according to its current use.

During a work session, the council discussed options suggested by the city staff on how it could control the intense redevelopment pressure in the area immediately south of Town Lake. The council took no action.

Developers already have won city approval for two high-rise buildings along Barton Springs Road, and other developers are assembling large tracts by buying out smaller businesses. Residents of neighborhoods adjoining Barton Springs Road have sought protection from the more intensive uses of their predominantly residential area.

Also discussed during the work session were ways to handle the increased traffic along Barton Springs Road, Riverside Drive and the First Street and Lamar Boulevard bridges over Town Lake.

Much of the land along Barton Springs Road is used for commercial or multifamily residential developments, Lillie said. He said the zoning could be rolled back to the current use of the land.

Making the zoning of a tract less permissive would take six council votes if the property owner objected. The council is not likely to find six votes to overrule a property owner.

"Most of the land has very permissive zoning," said Lillie. He said most of the area has zoning that would allow 200-foot buildings. He said some of the land is underdeveloped, like the mobile home park west of South Lamar Boulevard.

Other options presented by Lillie include:

- Eliminating, for the Barton Springs Road area, a provision in the zoning ordinance that allows a building to rise 3 feet for every foot it is set back from the property line.

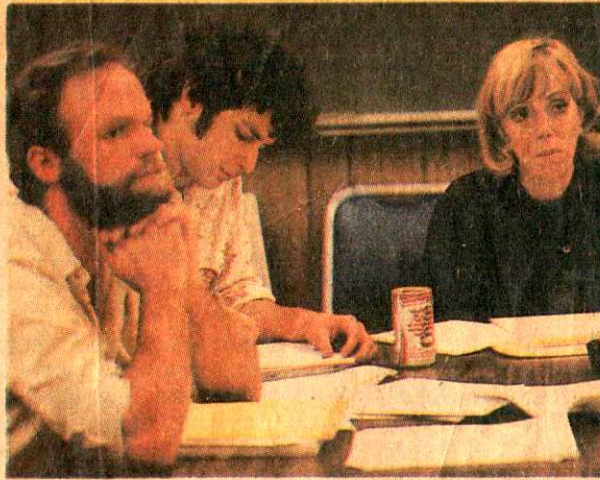
- Requiring all developments along Barton Springs Road and Riverside to be subject to the principal roadway ordinance, which requires developers to give the council a site development plan.

- Refusing intense zoning next to parks or lakes and not granting office or commercial zoning changes unless a lot fronts Riverside or Barton Springs Road.

- Limiting the height of buildings to 60 feet in that area, except in the Congress Avenue and South First Street area.

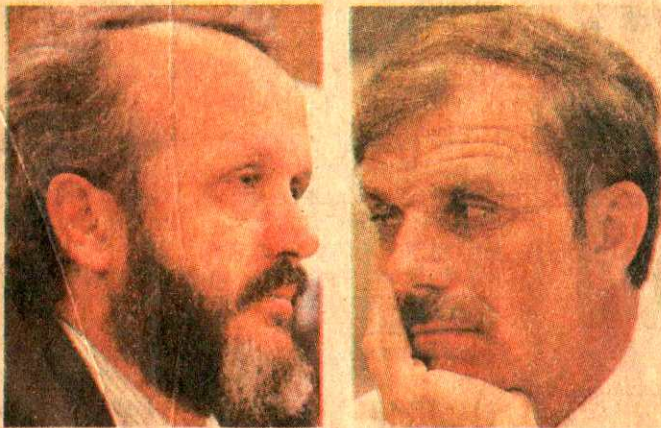
Urban Transportation Director Jim Benson told the council that the city can expect several million dollars in federal aid to widen the First Street bridge over Town Lake to six lanes with an 8-foot pedestrian walkway on each side. He said the money should be available in 1986-87.

Other suggested improvements to control traffic problems in the area include widening the Lamar Boulevard bridge over Town Lake to six lanes; using a reversible lane from the bridge to Ben White Boulevard on South Lamar; widening Barton Springs Road to 60 feet from the bridge over Barton Creek to Congress Avenue; and straightening the X-shaped intersection of Riverside and Barton Springs Road.



Staff Photo by Ralph Barrera

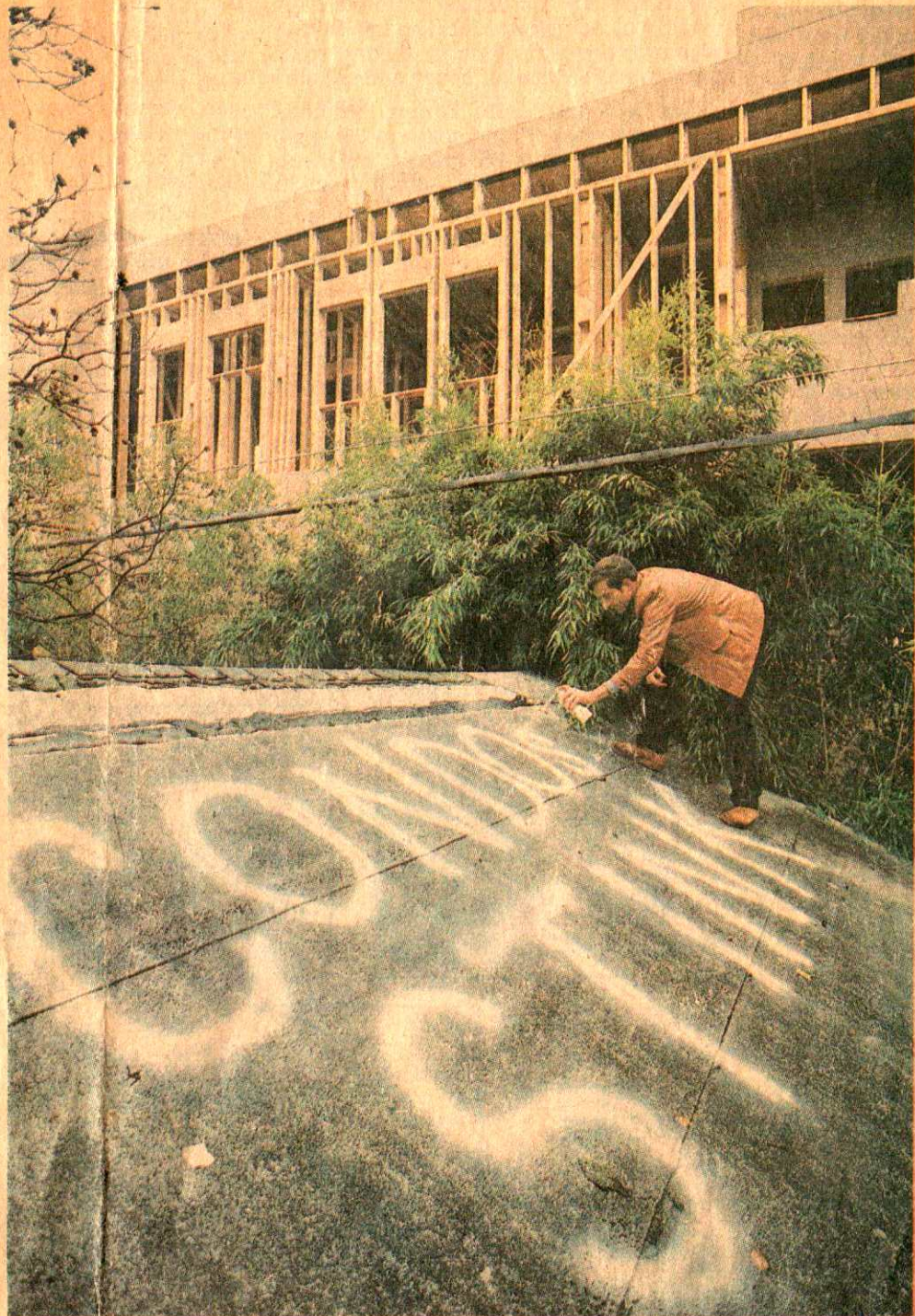
Will Dibroll, James Pinedo and Donna Kristaponis, from left, discuss the zoning proposal.



Staff Photos by Ralph Barrera

Civic leaders Richard Gravolis, left, Jim Landrum.

Four years of work sessions and meetings, interviews and compromises laid the foundation for the proposal for a new Austin zoning ordinance. See Page C17 for a look at some of the people who got involved.



Staff Photo by Mike Boroff

Grant Lannon has a message for owners of new condominium units.

Balancing act on zoning

Neighborhood, developer interests are weighed as final draft is built

By **ROBERT CULLICK**

American-Statesman Staff

After four years of discussions, the City Council is preparing to replace an outdated zoning ordinance with a new law that will affect every property owner in Austin.

Council members say they want a new law by New Year's Day.

The zoning ordinance will tell landowners what they can build and what can be built on adjoining property. It creates new land categories and limits uses for others. It controls height and density of development and protects neighbors from each other's incompatible plans. Parts of the new ordinance would be put into effect immediately. Other sections would begin to take effect in about a year, as land is translated into new zoning categories.

EXACTLY WHAT THE new ordinance will look like is still up in the air. An ad hoc committee of people from the development community and from neighborhood groups will try Monday to reach agreement on the tough remaining issues. But enough issues have been settled to rally people from both sides.

"We are willing to support the overall ordinance because it's fair," said David Armbrust, an attorney who represents land developers. "Developers have asked me how I could compromise on some of the items. As a whole, I think it's a fair deal."

There are advantages and disadvantages for land developers. For instance, under the existing ordinance, developers can build apartments on commercial or retail-zoned land, because apartments are thought to be less intensive than a shopping center. Categories in the new ordinance are more limited.

The flexibility in the old ordinance caused problems. Residents in Northeast Austin complained unsuccessfully to the City Council when an 188-unit apartment project was proposed at Dessau



Staff Photo by Tom Lankes

Art Moseley will see an apartment complex built near his home off Rundberg Lane.

Road and Rundberg Lane, a site zoned for retail development. Residents told the council that the developer of their subdivision told them a shopping center would be built on the land. Apartments, they said, would jam their streets and reduce their property values.

BUT THERE WAS little the city could do because apartments can be built on land zoned for retailing.

"The bottom line," said neighborhood resident Art Moseley, "is that the city needs planned growth rather than growth that is only beneficial to developers. The apartments will be the only

three-story structure in the neighborhood."

Developers are allowed taller buildings under the new ordinance. Owners of office property and some multifamily property could build up to 60 feet instead of being limited to 35 feet.

Quality Austin, a business group that opposed the ordinance a year ago, is to meet Wednesday to decide where it stands on the current proposal, said organization President Ray Head.

The main issues remaining in the proposed ordinance are height and compatibility.

"I think it's a more fair and reasonable tool than we have today," Armbrust said. "But if all the remaining issues are resolved against (developer interests), I really would take a second look at it. It's a very fragile compromise right now."

NEIGHBORHOOD GROUPS gain standards, that, if enforced, will lessen the effect of apartments and condominiums built next to single-family houses. But no standards have been worked out for offices and commercial land, and representatives say they fear they will have to fight continuously to keep tall buildings out of their back yards.

Grant Lannon of 1507 Palma Plaza knows about incompatibility. His old white frame house in West Austin — the kind prized by restoration enthusiasts — is overshadowed by a three-story condominium building 10 feet south of his property line.

"The worst part is it blocks the winter sun and the summer breezes from the south," he said. "I'm completely walled in." Balconies look out on his back yard and his privacy is lost.

"I had no say in it," he said. "I wasn't even notified." His own land, like the land on which the three-story condominiums are built, is zoned for multifamily use.

LAND ALL OVER the central city has been zoned for apartments. A lot of the land has single-