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PRESS RELEASE

From Austin Environmental Council
Mrs. Fagan Dickson, Director

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The Austin Environmental Council believes that the proliferation of the density patterns of apartments and multi-family units, which are presently permitted in Austin, will doom this potentially great city and destroy the natural legacy we inherited.

The proposal that the Austin Environmental Council makes is that density should be awarded to developers for the saving of those land areas which are most costly to develop and most necessary to support the health needs of the future population. This is called incentive zoning. It is practical and it does not penalize the land developer.

Austin is a place of unique and fragile beauty. The responsibility for the preservation of this beauty is ours.

The Austin Environmental Council took their message direct to the City Council by means of a very expertly done Multi-Media presentation (slides, dialogue and music). For twenty minutes the Council looked and listened. The historical reasons for Austin's location were heard from actual quotations from President Lamar's Commissioners in their eloquent descriptions of the scenic beauty and pure water resources of this spot which they had selected for the capital of Texas

Then the production moved smoothly into the analysis of some of today's problems. It pointed out that Austin's population is doubling every 21 years, our school population every 11.4 years, and all the while our taxpaying citizens are decreasing.

The main thrust of the production deals with the abuses of our water courses and the inadequacy of our present zoning and building codes.

The city's rebate obligation to the land developers, which the show states as \$8,000,000 and increasing at the rate of \$3,000,000 annually, is questioned as to whether it has benefited the average citizen or encouraged the innovative and progressive land planning which Austin needs.

A presentation of examples of cluster planning showed the financial benefits available to the home builder, the home buyers, and the city. The great bonus to all being the more sensitive analysis of the use of land itself with the reservation of those types which should not be developed for ecological and environmental reasons.



FACTS ON AUSTIN'S UTILITY REBATE AND SUBDIVISION POLICIES

WATER LINES: 42% of Texas cities require Developer pay 100% of costs of regular-size lines. Wide variety of policies on supply lines and mains. AUSTIN provides 100% of supply lines and 82% of approach mains: FAR ABOVE AVERAGE.

The Developer in Austin is rebated: 90% from 3/4 of the monthly revenue from the tract over 25 years----with 3% interest on the outstanding balance----on the cost of all on-site lines.

SEWER LINES: SAME POLICY as water lines.

City of AUSTIN gives 100% of trunk lines; 82% of collectors. The Developer pays 100% of laterals on-site, but is rebated: 90% over 25 years----with 3% interest.

There is NO DATA to show that ANY city pays INTEREST on any REBATE system.

Austin's REBATE OBLIGATION is now over \$8,000,000.

~~This is more than 1/4 of the recent bond issue.~~

This obligation INCREASED 1 1/2 million dollars during THE FIRST SIX MONTHS OF THIS YEAR.

The INTEREST OBLIGATION is over \$200,000.

Typical TEXAS CITIES which do NOT give this Utility Rebate are:

Dallas	El Paso	Beaumont
San Antonio	Corpus Christi	Abilene
Fort Worth	Lubbock	Wichita Falls

"In the first instance, the city may attempt to finance all, or nearly all, of the cost of major facilities.... This arrangement generally is feasible only in cities which are experiencing minimum growth, or in cases where a considerable surplus of municipal funds is available for such purposes." p. 59. Subdivision control in Tx Cities.
Austin is doubling every 21.7 years (UT every 6 years); national average doubling growth is every 63 years.

.... IN ADDITION

STREETS IN SUBDIVISIONS: Austin paves all intersections (approximately 1/3 of all street costs.) 77% of all cities require the Developer to pay entire costs. Except in Austin, 20 LARGEST cities require Developer to pay 100% of street costs.

STORM SEWERS: Austin PAYS ALL.

87% of all cities require the Developer to pay entire costs.

SIDEWALKS: NO City of Austin PARTICIPATION in sidewalk costs.

Austin passed a Sidewalks Ordinance in May 1969. City presently spending \$200,000 for sidewalks in school zones which were improperly omitted at time of initial construction.

