

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- January 3, 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  
Mary Ethel Schechter  
Sally Shipman  
Bernard Snyder  
Bill Stoll  
Jim Vier

Also Present

Evelyn Butler, Supervising Planner  
Elly Malone, Planner  
Tim Matthews, Planner  
Benny Hawkins, Construction Management  
Charles Graves, Director of Engineering  
John Meinrath, Legal Department  
Sheila Finneran, Legal Department  
Ouida Glass, Senior Secretary

Absent

Leo Danze  
Freddie Dixon  
Sid Jagger

ZONING

C14-78-232 JLP Development Corporation: "BB", 1st H&A to "O", 1st H&A  
 (by Wilburn E. Jones)  
 3501-3515 Cima Serena Drive  
 8416-8522 MoPac Blvd.

Mr. Guerrero explained this was continued from January 2.

## COMMISSION ACTION

Mr. Snyder moved and Mrs. Schechter seconded the motion to postpone the request until the special permit application is heard on the apartments.

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

THE MOTION PASSED BY A VOTE OF 6-0.

SPECIAL PERMITS

C14p-78-063 J.L.P. Development Corporation: A 130-unit apartment  
 (by William E. Jones) dwelling group called,  
 Cima Serena Drive "CIMA SERENA VILLAGE APARTMENTS"  
 Bent Tree Drive

Mr. Guerrero explained to the Commissioners a 30-day postponement would be helpful in order to allow applicant and the neighborhood to reach an agreement.

## PERSONS APPEARING IN FAVOR

Bill Carson, representing applicant  
 Bill Martin, President of Balcones Civic Association

## COMMISSION ACTION

Bill Carson explained that the project had been redesigned from previous approval and that there are some neighborhood concerns that need to be worked out. Bill Martin representing the Balcones Civic Association confirmed this need for more time. There was discussion of who bears the cost for renotification. Mrs. Shipman requested a report from the staff how postponements can be handled in a more efficient manner.

## COMMISSION VOTE

Mr. Snyder moved to postpone the request until February 6. Mr. Vier seconded the motion.

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C14p-78-063 J.L.P. Development Corporation (continued)

AYE: Schechter, Shipman, Snyder, Stoll, Vier.  
ABSENT: Danze, Dixon, and Jagger.  
OUT OF ROOM: Mr. Guerrero.

THE MOTION PASSED BY A VOTE OF 5-0.

C14p-78-064 City of Austin - The New Carver Branch Library  
1157 Angelina Street

Benny Hawkins of Construction Management explained there might be some problem with building this library. He stated there is no question of the library going in, it is just an oversight in taking care of a requirement of the zoning ordinance regarding city facilities.

COMMISSION VOTE

On motion by Mrs. Shipman, seconded by Mrs. Schechter, the Commission approved this request subject to departmental recommendations and ordinance requirements.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-78-065 Melton & Associates: A 22-unit Townhouse project called  
(by Douglas Stringfellow) "PARLIAMENT PLACE TOWNHOMES"  
8000 Parliament Place

Mr. Guerrero explained that applicant had requested postponement on this matter.

COMMISSION ACTION

Mr. Vier moved and Mrs. Shipman seconded the motion to postpone this request for 30 days.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-78-067 City of Austin: An Eleemosynary Institution for three to  
 (by Ricardo Guimbarba) five handicapped adults  
 701 Herndon Lane

#### COMMISSION VOTE

On a consent motion by Mrs. Shipman, seconded by Mrs. Schechter, the Commission approved this request subject to departmental recommendations and ordinance requirements.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-78-068 Loyalty Missionary Baptist Church: A Day-Care Center  
 (by Rev. Eulan Brown, Sr.)  
 3400 Govalle  
 (East Austin Civic Assn.)

#### COMMISSION ACTION

Rev. Brown requested and it was explained to him that the Urban Transportation items for curbs and gutters along Govalle Avenue were a recommendation and not a requirement. Mr. Snyder asked the number of children the facility would serve, and Elly Malone explained that it was approved for 96 children.

#### COMMISSION VOTE

Mrs. Shipman moved approval in accordance with departmental recommendations and ordinance requirements. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-78-069 Norm Haskins: An Auto Repair Establishment called "Tune R-Up"  
 4403 and 4405 Manchaca Road

Elly Malone presented the staff report.  
 This is an application for a special permit to allow an auto repair establishment on 9660 square feet of land located on the east side of Manchaca Road, just south of its intersection with Ben White Boulevard.

C14p-78-069 Norm Haskins (continued)

The current zoning on the tract is "LR", 1st H&A. Since the "LR" is adjacent to a "GR" zone, GR uses on the subject tract are allowed with a special permit. "GR" zoning is necessary for an auto repair facility. The special permit is only to cover the northern 60 feet of the lot, the remainder of the area is to be retained for "LR" uses.

Access to the property is to be provided from one driveway off Manchaca Road.

The staff recommends approval subject to ordinance requirements and departmental recommendations.

## PERSONS APPEARING IN FAVOR

Bill Stringer, representing applicant

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

Bill Stringer discussed the driveway and the proposed use of the property. He explained it was totally against their operation to close off the front of the building. This is a drive-through type operation. He also discussed the placement for the driveway and how this would be worked into their proposed use. He stated there was no problem with the landscape buffer, but did request Planning Department requirements Nos. 1 and 2 be deleted. Elly Malone explained the reasons for the Planning Department recommendations. Mrs. Shipman and Mrs. Schechter both expressed concern for the tree on the tract. Mrs. Shipman stated this is an attractive area and felt that a landscape plan might be appropriate. Mr. Stringer stated they did not have plans for landscaping but pointed out there would be very little to landscape since most of the front portion will be driveway.

## COMMISSION VOTE

Mrs. Shipman moved to approve the request for special permit in accordance with departmental recommendations and ordinance requirements, deleting Nos. 1 and 2 of Planning Department recommendations as requested by applicant and to include that applicant volunteered shrubs fronting on Manchaca Road in three places on either side of the driveway fronting Manchaca Road and two places on either side of the area between the curb and the property line in all three locations. Mr. Stoll seconded the motion.

C14p-78-069 Norm Haskins (continued)

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

THE MOTION PASSED BY A VOTE OF 6-0.

PLANNED UNIT DEVELOPMENTSC814-78-008 Jones-Prewitt Company-A 19 Unit Residential P.U.D. called  
4206 Steck Avenue "Alta Vista"

Elly Malone presented the staff report.

This is an application for a P.U.D. in Northwest Austin located on a 3.13 acre tract of land bounded by Steck Avenue and the extensions of Adirondack Trail and Hayes Lane.

A P.U.D. was approved and recorded on this site but since the present owner of the property revised the site plan, this project is being submitted for review again. Although the site is less than the 5-acre minimum set forth in the P.U.D. guidelines, the applicant received permission from the Planning Commission in 1977 to submit his request.

The tract is adjacent to single-family development on three sides and is bounded by a townhouse P.U.D. on the west.

Land use breakdown of the proposed site shows a total of 19 townhouse units as compared to the 23 units in the original plan. The leftover areas are to be common areas with a pool and clubhouse as amenities.

The current zoning on the tract is P.U.D. with a density restriction compatible to the surrounding "A", 1st H&A. The proposed density is 6.07 units/acre as compared to the 7.35 units/acre originally proposed. The impervious cover has been reduced from 50% to 40.2% in the current plan.

The project is within the Lake Austin Watershed and will have to comply with the LAGMP. Since the impervious cover exceeds the amount allowed by the ordinance, alternative methods will be required.

Access to the property is proposed from three driveways off Steck Avenue and one driveway off Hayes Lane.

The staff recommends approval subject to ordinance requirements, departmental recommendations and final approval of the alternative methods by the City.

C814-78-008 Jones-Prewitt Company-A (continued)

## PERSONS APPEARING IN FAVOR

Bill carson, representing the developer  
Ron Allen, 8300 Silver Ridge Drive  
Bill Martin, President of Balcones Civic Association

## PERSONS APPEARING IN OPPOSITION

Hubert McReynolds

## COMMISSION ACTION

Bill Carson, representing the developers, explained this site had previously been approved for a P.U.D. The current developers feel that the approved plan did not handle the slopes and trees properly. The current plan shows a reduction in the density to 19 units. He furthermore listed six conditions that the developer and the neighborhood had agreed on. Provisions to comply with the Lake Austin Ordinance requirements had also been made. Mr. Vier asked if he had any problem with staff recommendations and departmental requirements. Mr. Carson stated they were in agreement except for the Urban Transportation requirement requiring constant 25 feet on drives and discussed how a bubble would be used to save some trees. Ron Allen expressed favor with the request, stated he had met with the applicant and the conditions given are consistent with the conditions that had been outlined. Bill Martin, President of the Balcones Civic Association, stated they have met, and felt this plan to be a move in the right direction. They felt that any delay would increase pressure for more high intensive use of the property. Speaking in opposition, Hubert McReynolds stated there is only one street running through to Hays and asked why it had to be there. He suggested the entrances and exits be on Steck Avenue. He felt the entire area should be self-contained and put behind a fence. Mr. Carson explained the street was needed for emergency purposes. He discussed the terrain and felt that lights would not be a problem due to the elevation.

## COMMISSION VOTE

Mr. Snyder moved approval in accordance with staff recommendations and ordinance requirements, that Item 3 of the Urban Transportation Department be deleted, that all other recommendations be included, and that the following modifications be required: (1) Lots 5 and 6 will be moved to the northeast to within 15 feet of Lot 4; (2) Lots 7 and 8 will be moved 2 feet to the north in order to save an additional tree; (3) The maximum roof elevation for buildings constructed on Lots 7 and 8 will be 897 feet; (4) Landscaping with a mature height of 10 to 14 feet will be planted along the

C814-78-008 Jones-Prewitt Company-A (continued)

## COMMISSION VOTE (continued)

common property line with Lot 8, Block K, Westover Hills, (8300 Silver Ridge); (5) All air conditioner compressor for Lots 1 thru 8 will be located toward to north end of the lots; (6) Additional landscaping will be added to the site where buildings are adjacent to perimeter streets. Mr. Stoll seconded the motion.

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

ABSENT: Danze, Dixon, and Jagger.

THE MOTION PASSED BY A VOTE OF 6-0.

C814-78-009 J.L.P. Development Corp. - A 44 Unit Townhouse P.U.D. called  
Cima Serena Drive and Bent Tree Road "Cima Serena Townhouses"

Elly Malone presented the staff report.

This is an application for a P.U.D. on an 8.89 acre tract of land bounded by Cima Serena Drive on the north and Summerwood I and II Planned Unit Developments on the south and west. The subject tract is west of the area for which a special permit is concurrently being reviewed.

The tract is adjacent to single-family residences on Cima Serena and on the west is bounded by townhouse developments on the south and west. The tract to the east is currently undeveloped with future apartments proposed.

Current zoning on the subject tract is "BB", 1st H&A. The land use breakdown of the proposed site plan shows a total of 44 townhouses with the leftover area to remain for common green-areas with a clubhouse, tennis court and pool as proposed amenities.

The proposed density is 4.94 units/acre. A 50' wide drainage easement and a 10' wide sewer easement traverses the site from east to west. These easements and a 25 foot wide PUE in north-southerly location affect the site layout.

Access to the site is proposed from one driveway off Bent Tree Road and one driveway off Cima Serena Drive.

The staff recommends approval subject to ordinance requirements and departmental recommendations.

## PERSONS APPEARING IN FAVOR

Bill Carson, representing applicant  
 Bill Martin, President, Balcones Civic Association

C814-78-009 J.L.P. Development Corp. (continued)

PERSONS APPEARING IN OPPOSITION

Ron Johnson  
Leonard Lungren  
Harold Martinson  
Woodrow Shoemaker  
Mrs. Harold Martinson

COMMISSION ACTION

Bill Carson discussed the approved special permit on the property and stated the plan has now been redone because of drainage. He discussed the changes, explaining that some units have been moved, the street configuration remains the same. He agreed with all departmental requirements except for the private street entering Cima Serena to be chained off for a fire lane. He explained they would use speed bumps but did not feel the street should be chained off. There was discussion on the use of Cima Serena and why it is needed. Applicant felt that if it is developed, he donated the right-of-way and developed the street, he should be able to use it. Mr. Snyder felt it sensible to use Cima Serena. Mr. Vier agreed, stated the density is not that great. Bill Martin, speaking for the Balcones Civic Association, expressed agreement with the proposal. They were concerned about the set back and height of the unit at the northwest corner, requesting that that unit be single-story and set back from the west property line a minimum of 25 feet, that the driveway going into the complex containing the 44 units be a maximum of 25 feet, marked "private drive" and speed bumps installed at the cost of the developer. They requested a current count be made by the Urban Transportation Department prior to the hearing of the other project relating to this on Steck and West of MoPac and on Cima Serena. Speaking in opposition, Ron Johnson discussed the original application and stated he understood the entrance to Cima Serena would be chained off as a fire lane. He discussed the traffic in the area and how he felt the street should be used. Mr. Vier felt the speed bumps would be ample and disagreed with the closing of Cima Serena. Leonard Lungren had no objection insofar as the development is concerned. He felt the street pattern to be something that should be agreed on. He expressed concern of the former agreement between the former developer and the Planning Commission and felt this agreement should be maintained. He stated he felt agreements should be known prior to development and could not understand why something of this nature and magnitude could not be resolved and complied with. He felt the Commission should see to it that these agreements are abided by rather than making exceptions. Harold Martinson discussed Cima Serena and that it had been required earlier to be chained off. He felt this to be real problem and requested the conditions remain. Woodrow Shoemaker agreed with Mr. Martinson and requested the original agreement be kept. Mrs. Harold Martinson discussed the traffic as it

C814-78-009 J.L.P. Development Corp. (continued)

## COMMISSION ACTION (continued)

is now and stated she did not think the speed bumps would slow it down. She stated she would like to see the original agreement upheld and Cima Serena not be opened up. Mr. Carson stated they intended this to be a private street and not a public, dedicated street and explained how the tenants could control any traffic problems, should there be any problems. Mr. Snyder asked how wide Cima Serena would be and how many speed bumps would be installed. Mr. Carson stated the street would be 25 feet wide and they would use three or four speed bumps, felt the traffic would not be a problem, the residents could control it. He emphasized the people have a right to use the street. Mr. Vier asked and Mr. Carson agreed to post a sign "private street-public access prohibited." Mrs. Shipman expressed concern about the prior agreement, whether or not this is a breach of trust or agreement and what the legal status might be now. John Meinrath explained that the Commissioners can change their mind at any time.

## COMMISSION ACTION

Mr. Vier moved to approve in accordance with departmental recommendations and ordinance requirements, deleting the Planning Department recommendation, and to include four speed bumps on Cima Serena and two private drive signs, with a 25' foot building setback. Mr. Snyder seconded the motion.

Mr. Guerrero felt if one developer could live with an agreement, this one also should do so. Mr. Stoll agreed with this. Mr. Vier felt the street should go through. The Commission voted on Mr. Vier's motion to approve the request and this resulted in a 3-3 tie vote.

Mrs. Shipman felt this should be approached in a more equitable manner, listen to the tapes of the prior hearing, and report back at the next meeting. She moved to postpone the request for one week to hear the outcome of the tapes. Mr. Vier seconded the motion and it passed by a vote of 6-0.

Mr. Snyder moved to reconsider action and Mrs. Shipman seconded this motion. The motion passed by a vote of 6-0.

Mr. Carson requested the Commission to vote on the new plan, to consider the recommendation of the chain as a separate issue, and to vote on the P.U.D. itself.

Mr. Stoll then moved to approve the special permit with all recommendations and ordinance requirements and also with the stipulations as presented by the neighborhood association that the unit at the northwest corner be single-story and set back from the west property line a minimum of 25 feet, and with a chained fire lane. Mrs. Shipman seconded the motion.

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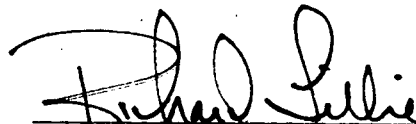
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C814-78-009 J.L.P. Development Corp. (continued)

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

THE MOTION PASSED BY A VOTE OF 4-2.

The meeting adjourned at 8 p.m.



Richard R. Lillie, Executive Secretary