



Austin City Council MINUTES

For SPECIAL CALLED MEETING - OCTOBER 8, 1986 - 4:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

City Council

Frank C. Cooksey
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Mark Rose
Smoot Carl-Mitchell
Sally Shipman
George Humphrey
Charles E. Urdy

Jorge Carrasco
City Manager

Elden Aldridge
City Clerk

Memorandum To:

Mayor Pro Tem Trevino called to order the special called meeting of the Council, noting the absence of Mayor Cooksey. He announced the purpose of the meeting was to hear zoning cases. Council heard, closed the public hearings and passed through either first reading or all three readings for some cases and postponed others. Action was as follows:

a. Items continued from previous meetings:

- | | | | |
|-----|-------------------------|------------------|-------------------|
| (1) | -86 VALERO TRANSMISSION | 908 Little Texas | From "SF-3" |
| | 164 COMPANY AND | Lane | To Tr. 1 "P" |
| | WILLIAMSON CREEK | 5700 Block South | Tr. 2 "P" |
| | CEMETERY | IH-35 | RECOMMENDED "P" a |
| | By City of Austin | | incorporate fence |
| | | | around cemetery. |

POSTPONED TO 10/9/86 at 4:00 P.M.

b. Recommended by the Planning Commission, As Requested:

- | | | | |
|-----|-----------------------|----------------------------------|---------------|
| (2) | r-86 CITY OF AUSTIN | 1021 West Braker | From "DR" |
| | 167 By Dekker Wymer | Lane | To "P" |
| | Lewis, Inc. | | RECOMMENDED |
| (3) | r-86 NASH PHILLIPS/ | 7000-7005, 7100-7101 | From "SF-2" |
| | 176 COPUS, INC. | Stirrup Bend | To Tr. 1 "GR" |
| | By J. Bradley | 3421 W. Wm. Cannon | Tr. 2 "LO" |
| | Greenblum | Drive | RECOMMENDED |
| | | (emergency passage of ordinance) | ORDINANCE |
| (4) | h-86 CAPITOL OF TEXAS | Capitol Square | From "UNZ" |
| | 023 By City of Austin | | To "UNZ-H" |
| | | | RECOMMENDED |
| | | | FIRST READING |

(5) r-86 PARKWAY SOUTH 12518 Research From "GR"
175 DEVELOPMENT Boulevard To "CS-1"
CORP. RECOMMENDED
By By Sande Dodd- FIRST READING
McCormick

(6) -86 CITY OF AUSTIN Bell Mt. Drive From "DR" & "SF-2"
183 To "RR"
RECOMMENDED
ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,
6-0 Vote, Mayor Cooksey absent.)

(7) r-86 CROW-GOTESMAN- 10000 Research From "GR"
185 SHAFER Boulevard, Suite To "CS-1"
By Kristaponis 256 RECOMMENDED
Gregory & Assoc. ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,
5-0 Vote, Councilmember Rose abstained, Mayor Cooksey absent.)

(8) -86 MARINA P. 4203 James Casey From "LO"
199 SIFUENTES To "LR"
RECOMMENDED
(emergency passage of ordinance)
ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,
6-0 Vote, Mayor Cooksey absent.)

(9) -86 ORION HOMES OF 1207-1213, 1217, From "SF-3"
184 TEXAS, INC. 1219-1221, 1223, To "SF-6"
By Mary Ann 1301, & 1303 RECOMMENDED
McKinley Armadillo Road ORDINANCE
1200, 1201, 1202,
1203, 1204, 1205 &
1206 Gingerlilly Cove
6700, 6701, 6702,
6703, 6704, 6705 &
6706 Gold Moss Cove
6602, 6604, 6701, 6703,
6705, 6706, 6708, 6710,
6712, 6714, & 6716
6700-6706, 6701-6705
Windrift Way

(On Councilmember Rose's motion, Councilmember Urdy's second, 6-0 Vote,
Mayor Cooksey absent.)

- | | | | | |
|------|------|----------------------|---------------------|----------------------|
| (10) | 8-86 | WATERLOO | 12184 & 12186 | From "LO" & "LR" |
| | 029 | DEVELOPMENT CO. | Jollyville Road | To "PUD" & "SF-6" |
| | | By Terrence L. Irion | | <u>RECOMMENDED</u> |
| | | | | <u>FIRST READING</u> |
| (11) | 8-86 | HAROLD SILBERBERG | Stonewood Drive, | From "SF-3" |
| | 008 | By Jeryl Hart | Ridgestone Drive, & | To PUD/Single-family |
| | | Engineers | Chimney Corners | <u>RECOMMENDED</u> |
| | | | | <u>FIRST READING</u> |

c. Recommended by the Planning Commission, With Conditions:

- | | | | | |
|------|-----|-------------------|----------------------|---------------------------------|
| (12) | -86 | DENNIS BAUERLE | 2407-2603 Jones Road | From "SF-3" |
| | 143 | By Clifford Curry | 2602 Ekton Drive | To Tr. A "MF-3" |
| | | | | Tr. B "MF-2" |
| | | | | Tr. C "SF-6" |
| | | | | <u>RECOMMENDED "MF-3" on</u> |
| | | | | <u>Tract A subject to</u> |
| | | | | <u>"MF-2" density if</u> |
| | | | | <u>developed for any use</u> |
| | | | | <u>other than group</u> |
| | | | | <u>residential, "MF-2"</u> |
| | | | | <u>on Tract B limited to</u> |
| | | | | <u>30 units & "SF-6" on</u> |
| | | | | <u>Tract C limited to</u> |
| | | | | <u>35 units.</u> |
| | | | | <u>FIRST READING</u> |
| (13) | -86 | MARBELLA | 8319 Peaceful Hill | From "DR" |
| | 137 | DEVELOPMENT CO. | Lane | To "LI" |
| | | By Jean Bringol | | <u>RECOMMENDED (as amended)</u> |
| | | | | <u>"LI" & "WLO"</u> |

"LI" for Lots 1, 2, 9 10, 11, & 12 (4.97 acres), "WLO" for Lots 3, 4, 5, 6, 7 & 8 (8.58 acres) except for "SF-6" (30' buffer along the north side of Lots 5, 6, & 7 (0.29 acres) subject to the following conditions: Dedication of right-of-way along Peaceful Hill Lane 32 feet from centerline. Proposed Commercial Boulevard shall not access Peaceful Hill Lane. No lot shall access Peaceful Hill Lane. A minimum lot size of 20,000 square feet shall be required for lots zoned "LI". The following uses types are prohibited: Basic Industry, General Warehousing & Distribution, and Resource Extraction. Lots 4, 5, and 6 shall have a 30 ft. landscaped buffer zone with the following requirements: For every 400 sq. ft., at least the following native plant material shall be installed: One (1) two inch capiper large oak, elm or pecan tree; two (2) five to six foot high small ornamental trees; and six (6) five gallon small or large shrubs. Credit towards these landscaping requirements shall be given for existing vegetation based on the following formula: Class 1 plant material 100%, Class 2 plant material 75%, Class 3 plant material 50%. Shrubs to form a continuous buffer. An irrigation system is required.

FIRST READING

10/8/86

(14) -86 NASH PHILLIPS/
076 COPUS
By Ambrust &
Brown

15108-15234 I.H.
35 North

From "I-SF-2"
To "CS"

RECOMMENDED subject to TIA recommendations and the following conditions negotiated with the neighborhood: The following uses would be prohibited: bar, night-club, lounge, or restaurant deriving a majority of its revenue from the sales of alcoholic beverages; massage parlor, adult book or film store, adult theater, or other sexually oriented establishment. No road access permitted from site into single-family area of Wells Branch MUD to the west.

FIRST READING

(15) -86 GREATER MOUNT
103 ZION BAPTIST
By Don Tew

1801, 1803 & 1805
Pennsylvania Avenue

From "SF-3"
To "GO"

RECOMMENDED with restrictive covenant restricting use to religious assembly and related uses. To be enforced by the City and property owners within 1,000 feet. Submit a site plan as a condition of zoning to be approved by Planning Commission.

POSTPONED 10/16/86 at 4:00 P.M.

(16) -86 WILLIAMSON POINT
132 JOINT VENTURE
By Ambrust &
Brown

5930-6024 West Creek
Drive

From "DR"

To Lot 1 "MF-2"

Lot 2 "MF-2"

Lot 3 "MF-2"

Lot 4 "W/LO"

Lot 5 "MF-1"

Lot 6 "MF-1"

100 Year Floodplain
(all lots) "RR"

RECOMMENDED subject to agreement with West Creek Neighborhood Association.

FIRST READING

(Continued next page)

Also subject to TIA requirements and a date reference to West Creek Neighborhood Association from a letter dated February 28, 1986.

- (17) -86 NORTHWOOD PLAZA 2900 West Anderson From "GR"
130 PARTNERS, LTD. Lane To "CS-1"
JOE FOSTER COMPANY RECOMMENDED except to
By Ambrust & recommend waiver to
Brown Council for Rockwood
Lane Right-of-way
dedication.

CONTINUED 11/13 at 5:00 P.M.

(On Councilmember Rose's motion, Councilmember Urdy's second,
6-0 Vote, Mayor Cooksey absent.)

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- (18) -86 HOBBY HORSE JOINT 11900-12000 Burnet From "GO"
163 VENTURE Road To "GR"
By Jack Morton RECOMMENDED "GR" and tie
the "IO" tract to the
north across Gracy Farms
to "IO" zoning, with
no driveway aligned
with the easternmost
median cut on Gracy Farms
Lane. Recommend that
the applicant work with
the Urban Transportation
Department to amend the
Austin Roadway Plan and
reclassify Gracy Farms
Lane between Burnet
Road and Metric Boulevard
to an arterial, tied to
a net FAR limitation of
.25, applicant is to
meet with neighborhood
association prior to
Council. A waiver from
the 200 ft. PRA driveway
separation was granted.

FIRST READING

(On Councilmember Rose's motion, Councilmember Urdy's second,
6-0 Vote, Mayor Cooksey absent.)

10/8/86

- (19) -84 REV. A. D.
213 EBERHART
By Jimmy Nassour

6100-6300 South 1st
Street

From "I-SF-3"
To "GR"

RECOMMENDED

The Planning Commission did not review the site plan. However, their action on the rezoning request is stated as follows: To grant "GR" subject to site plan review prior to City Council hearing, deed restriction prohibiting apartments and bars, dedication of up to 35 ft. of right-of-way from Eberhart Lane.

- (20) -86 WILLIAM CANNON
144 JOINT VENTURE
By Cox, Croslin
and Associates

607-817 North Bluff
Drive

POSTPONED 10/23/86 at 4:00 P.M.

From Tr. 2 "SF-3"

Tr. 3 "SF-3"

Tr. 4 "MF-2," "NO"
and "RR"

To Tr. 2 "GR"

Tr. 3 "GR"

Tr. 4 "GR", "NO" "RR"

RECOMMENDED subject to

to conditions: "GR: zoning for the property to include the northern face of the cinema; "NO" zoning for the remainder. No less than 15,000 square feet of the northernmost buildings to be zoned "GR" shall be used for the theatre use. Five feet of right-of-way dedication for tract 3 to be used as a public utility easement, contingent upon approval by Public Works. Limited to one curb cut along William Cannon Drive to align with the curb cut across the street. Dedication of five feet of right-of-way on tract 3, in addition to the five feet public utility easement. Limited to an F.A.R. of .25 and a total square footage of 127,500. Investigate the city's interest in obtaining the northernmost portion of the site as a greenbelt. Shared parking agreement to be worked out prior to placement on City Council agenda. Investigate stripping the greenbelt portion of the site "RR".

FIRST READING

(On Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, 6-0 Vote, Mayor Cooksey absent.)

10/8/86

(21) r-86 CROW-GOTTESMAN-
109A SHAFER LIMITED
PARTNERSHIP
By Gail Temple

Westgate Boulevard
(proposed), south
of Loop 360 and
West of U.S. Highway
290

From "SF-2"
To Tr. 2 "MF-2"
Tr. 3 "GO"
Tr. 4 "GO"
Tr. 5 "LO"

"RECOMMENDED "MF-2" on
Tr. 2, "GO" on Trs.
3 & 4, "LO" on Tr. 5
and all requested
waivers from compati-
bility standards and
the Hill Country
Roadway Corridor
Ordinance, subject
to the following:

All staff and T.I.A. recommendations, and ordinance requirements.
All five (5) construction techniques recommended by the
Environmental Section of the Office of Land Development Services.
The applicant will minimize the amount of blasting that will occur
within the site, in accordance with recommendations of the
Environmental Section of the Office of Land Development Services.
Environmentally significant features within the site will be
protected. Prior to the final ordinance reading for the zoning
in this case, the neighborhood to the south and the applicant
will agree and record a restrictive covenant to delineate a 200
foot natural buffer zone along the south and west property line
of Tract 3.

POSTPONED 10/9/86 at 4:00 P.M.

(22) r-86 CROW-GOTTESMAN-
109B SHAFER LIMITED
PARTNERSHIP
By Gail Temple

Westgate Boulevard
(proposed), south
of Loop 360 and
West of U.S. Highway
290

From "SF-2"
To "GO"
RECOMMENDED "GO"
and all requested
waivers from compati-
bility standards and
the Hill Country
Roadway Corridor
Ordinance, subject
to the following:

All staff and T.I.A. recommendations, and ordinance requirements.
All five (5) construction techniques recommended by the
Environmental Section of the Office of Land Development Services.
The applicant will minimize the amount of blasting that will occur
within the site, in accordance with recommendations of the
Environmental Section of the Office of Land Development Services.
Environmentally significant features within the site will be
protected.

POSTPONED 10/9/86 at 4:00 P.M.

(23) r-86 CROW-GOTTESMAN-
109C SHAFER LIMITED
PARTNERSHIP
By Gail Temple

Westgate Boulevard
(proposed), south
of Loop 360 and
West of U.S. Highway
290

From "SF-2"
To Tr. 1 "MF-2"
Tr. 7 "LO"
RECOMMENDED "MF" &
"LO" and all requested
waivers from compati-
bility standards and
the Hill Country
Roadway Corridor
Ordinance, subject
to the following:

All staff and T.I.A. recommendations, and ordinance requirements.
All five (5) construction techniques recommended by the Environ-
mental Section of the Office of Land Development Services. The
applicant will minimize the amount of blasting that will occur
within the site, in accordance with recommendations of the En-
vironmental Section of the Office of Land Development Services. En-
vironmentally significant features within the site will be protected.
POSTPONED 10/9/86 at 4:00 P.M.

(24) r-86 AUSTIN 360 LTD. 8310 Capital of
193 By Stuart Norman Texas Hwy.

From "LO"
To "GR"
RECOMMENDED subject
to approval of 1,000 sq.
ft. of food service on 1st
floor as specified on site
plan; Approval of 1,100
sq. ft. for recreation,
exercise, sales and
consultation on 1st floor
as shown on site plan;
Approval of 2,100 sq. ft.
intended for use by
occupants of the build-
ings, their customers and
clients except for off-
site delivery of
referenced food service.
~~No advertising of food-~~
~~sales in newspaper, radio,~~
~~or TV except for marketing~~
~~of building.~~

ORDINANCE

(On Councilmember Rose's motion, Councilmember Urdy's second,
6-0 Vote, Mayor Cooksey absent.)

vacation of the right-of-way, then that might permanently take care of the problem. Would that work? Maybe that would expedite the whole thing."

(On Councilmember Shipman's motion, Councilmember Rose's second, 6-0 Vote, Mayor Cooksey absent.)

f. NOT Recommended by the Planning Commission.

(27)	-86	STEPHEN A.	1512 Eva Street	From "SF-3"
	154	GREENBERG		To "NO"
		By Kathryn E. Allen		NOT RECOMMENDED
		(Applicant requests indefinite postponement)		
			POSTPONED DECEMBER 4, 1986 at 4:00 P.M.	

2. AMENDMENT TO RESTRICTIVE COVENANT/ORDINANCE AMENDMENT

a. Recommended by the Planning Commission, As Requested:

(1)	-84	NASH PHILLIPS/	6903-7007 Brodie	Amendment to
	286	COPUS, INC.	Lane	Restrictive Covenant
		By J. Bradley	6903-7101, 7000-	RECOMMENDED
		Greenblum	7100 Stirrup Bend	<u>APPROVED</u>
(2)	r-82	SHELL OIL	3730 Ed Bluestein	Ordinance Amendment
	033	COMPANY	Boulevard	<u>APPROVED</u>
		By Tom Curtis		

(On Councilmember Rose's motion, Councilmember Urdy's second, 6-0 Vote, Mayor Cooksey absent.)

ADJOURNMENT

Council adjourned its meeting at 6:37 p.m.

d. NO Recommendation from the Planning Commission, (Not a Quorum Vote)

(25)	r-84	PHIL MOCKFORD,	9931, 9937 & 10009	From "I-SF-2"
	038	TRS.	Research Boulevard	To "CH"
		By Ambrust &		NO RECOMMENDATION
		Brown		

GRANT "CH" FOR HOTEL
LIMIT F.A.R. TO .7
FIRST READING

(On Councilmember Rose's motion, Councilmember Urdy's second, 5-1 Vote, Councilmember Shipman voted No, Mayor Cooksey absent.)

e. NOT Recommended by the Planning Commission, Alternate Recommendation, With Conditions:

(26)	r-85	WEST PATTON, LTD.	6715-6817 Convict	From "I-SF-2" & "SF-2"
	375	By Charles E.	Hill Road	To Tr. A "LO"
	A&B	Howard/	6602-6714 Ridge Oak	Tr. B "GR"
		Judy Little	Drive	Tr. C "LR"
			5900-6200 proposed	Tr. D "LO"
			Wm. Cannon Drive	NOT RECOMMENDED
				RECOMMENDED Tr. A "LO",
				Tr. B "GR", Tr. C "LR"
				and Tr. D "SF-6" with
				access to Ridge Oak Road
				subject to dedication of
				up to 60 ft. of right-of-
				way from the centerline
				of Convict Hill Road,
				and the proposed William
				Cannon Drive, and up to
				50 ft. of right-of-way
				from the centerline of
				Ridge Oak Road and a 25
				foot landscape buffer
				along the eastern property
				line adjacent to Ridge
				Oak Road and post fiscal
				per the T.I.A. recommenda-
				tions. Waiver from
				compatibility standards
				25 ft. setback granted
				for Tract D.
				<u>FIRST READING</u>

Councilmember Shipman included in the motion: "If we put the covenant with the land, tied to the site plan, then that takes care of the zoning case. Then we could ask the City to initiate the