



Austin City Council MINUTES

For

APRIL 5, 1984 - 1:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

City Council

Ron Mullen
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Mark Rose
Roger Duncan
Sally Shipman
Mark E. Spaeth
Charles E. Urdy

Jorge Carrasco
City Manager

Elden Aldridge
City Clerk

Memorandum To:

Mayor Mullen called to order the meeting of the Council scheduled for 1:00 p.m., noting the presence of all Councilmembers.

MINUTES APPROVED

The Council, on Councilmember Shipman's motion, Mayor Mullen's second, approved minutes for regular meetings of March 8 & 15, 1984. (5-0 Vote, Councilmembers Spaeth and Urdy were out of the room.)

CONSENT ORDINANCES

The Council, on Mayor Pro Tem Trevino's motion, Mayor Mullen's second, waived the requirement for three readings and finally passed the following ordinances in one consent motion: (5-0 Vote, Councilmembers Spaeth and Urdy were out of the room)

Ordinance Amendment

Approved amending Ordinance No. 840301-A to correct a clerical omission in Part 1, Section 1334.

Zoning Ordinances

Amended Chapter 13-2 of the Austin City Code (Zoning Ordinance) to cover the following changes:

PERRY INVESTMENTS,
INC.

By Donald E. Bird
C14r-81-224 (Part)

3900 Block of I.H. 35

From Interim "A" 1st
H&A to "GR" 1st H&A
and 2nd H&A

ZONING - (Continued)

WILLIAMSON CREEK
JOINT VENTURE
C14-82-202 (part)

5301-5313 Nuckols Crossing

From Interim "A" 1st
H&A to "LR" 1st H&A

T.H. RITTER
By B. Tuckey Devlin
C14-83-313

2718 Guadalupe

From "C" 3rd H&A to
"C-1" 3rd H&A

PASSED AS AN EMERGENCY

CONSENT RESOLUTIONS

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, adopted the following resolutions in one consent motion: (5-0 Vote, Councilmembers Urdy and Spaeth were out of the room)

Eminent Domain Proceedings

Authorized Eminent Domain proceedings to acquire the following described tract of land for the expansion of the Green Water Treatment Plant: All of Lot 4, Block 23, Original City of Austin. (Duke M. Covert, et al)

Nature Preserve

Authorized purchase of 3.00 acres of land for Nature Preserve near Northeast District Park.

Release of Easement

Authorized release of the following easement:

An electric easement recorded in Volume 2817, Page 187 of the Travis County Deed Records and located on Lot 26, Block G, Northwest Hills, Mesa Oaks, Phase Three, 4203 Greystone Drive. (Request submitted by Mr. Robert Arnet)

Contracts Approved

Approved the following contracts:

a. COLTER CONSTRUCTION COMPANY
8215 View Ridge
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -
South First Street Corridors, Phase V,
Public Works Department - \$14,468.00
C.I.P. Nos. 83/62-19 & 83/22-04

CONTRACTS - (Continued)

- b. LENDALL BUILDERS, INC.
130 Slaughter Lane
Austin, Texas
- CAPITAL IMPROVEMENTS PROGRAM -
Multipurpose Room to Metz
Recreation Center, Public Works
Department - \$71,679.00 C.I.P.
No. 78/86-21
- c. LENDALL BUILDERS, INC.
130 Slaughter Lane
Austin, Texas
(Approved later in the day on
Councilmember Duncan's motion,
Councilmember Rose's second, 7-0 Vote)
- CAPITAL IMPROVEMENTS PROGRAM -
Multipurpose Rooms at the
Senior Activity Center, Public
Works Department - \$89,447.00
C.I.P. No. 76/86-41
- d. Bid award:
- CAPITAL IMPROVEMENTS PROGRAM -
138KV South Loop Transmission
Line, Electric Utility Department
Total \$38,769.60 C.I.P. Nos.
77/13-02 & 79/13-02
- (1) GENERAL ELECTRIC SUPPLY
3101 Long Horn Boulevard
Austin, Texas
- Item 1 - \$28,377.60
- (2) PRIESTER-MELL & NICHOLSON
601 E. 56th Street
Austin, Texas
- Item 2 - \$10,392.00
- e. DIONEX CORPORATION
1228 Titan Way
Sunnyvale, California
- Ion Chromatography System,
Electric Utility Department
Items 1-2 - \$22,700.00
- f. UNIVERSITY OF TEXAS AT AUSTIN
Lyndon B. Johnson School of
Public Affairs
Sid Richardson Hall 3.107
Austin, Texas
- Interlocal Cooperation Memorandum
of Agreement for Development of
Fire and Emergency Planning and
Management Techniques, Emergency
Medical Services and Fire Dept.
Fourteen (14) Month Contract
Total \$80,000.00
- g. DAVIS WATER AND WASTE INDUSTRIES
2700 Tallavast Road
Tallavest, Florida
- Ferrous Sulfate, Heptahydrate,
Water and Wastewater Department
Twelve (12) Month Supply Agreement
Items 1a and 1b - \$45,500.00
- h. JONES CHEMICAL, INC.
1777 Haden Road
Houston, Texas
- Fluosilicic Acid used to treat
drinking water in water treatment
plants, Water and Wastewater Dept.
Twelve (12) Month Supply Agreement
Item 1 - \$30,024.00

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- | | |
|---|---|
| i. JONES CHEMICAL, INC.
1777 Haden Road
Houston, Texas | - Liquid Chlorine, Water and
Wastewater Department
Twelve (12) Month Supply Agreement
Total \$287,856.00 |
| j. MCGRAW EDISON COMPANY
Worthington Division
16360 Park Ten Place, Suite 221
Houston, Texas | - Complete Rotor Assembly for a
Worthington Pump for the Davis
Water Treatment Plant, Water and
Wastewater Department
Item 1 - \$8,290.00 |
| k. WATSON DISTRIBUTING COMPANY, INC.
5511 Brewster Drive
San Antonio, Texas | - Automated Reel Grinder for Reel
Mower Sharpening and Grinding,
Parks and Recreation Department
Item 1 - \$7,050.00 |
| l. VANIER GRAPHICS CORPORATION
6901 N Lamar Blvd., Ste. 111
Austin, Texas | - Printing Parking Violation Notices,
Public Information Department
Item 1 - \$13,830.00 |
| m. JERRY D. DREHER, DISTRIBUTOR
13549 Willow Bend Road
Dallas, Texas | - Parking Meters, Urban
Transportation Department
Item 1, \$25,160.00 |
| n. UNIVERSITY OF TEXAS
100 West 22nd Street
Austin, Texas | - Interlocal Cooperation Agreement
to provide a water quality
Management study on Lake Austin
and Town Lake, Environmental
Resource Management Department -
\$40,000 |
| o. RUDD AND WISDOM, INC.
7718 Wood Hollow Drive, Suite 100 | - Actuarial Services for Fire and
Employees Retirement Systems,
Personnel Department
Twelve (12) Month Contract
Estimated total \$64,000 |

CDBG Standard Rehab Loans

Approved CDBG funds for Standard Rehabilitation Loans in the following amounts and authorize staff to enter into appropriate contracts:

- a. A.R.I.C. Services - \$4,970.00
- b. Imperial Construction - \$15,520.00
- c. Imperial Construction - \$13,240.00
- d. Installations by Alba - \$14,400.00
- e. Chapa Construction (MBE) - \$13,200.00
- f. Chapa Construction (MBE) - \$18,700.00

CDBG

Amended the Community Development Block Grant (CDBG) 7th Year contract with the Housing Authority of the City of Austin (AHA) to effect reallocation of \$100,000 in funds and alteration of the contract scope for the purpose of relocation 126 families from the Booker T. Washington Terrace public housing complex.

Job Training Plans

Authorized submission of an application for Job Training Plans under Titles IIA and IIB of the Job Training Partnership Act in the amounts of \$1,265,445 (Title IIA 7/1/84 to 6/30/85), \$1,138,901 (Title IIA 7/1/85 to 6/30/86), and \$595,690 (Title IIB to 3/31/85).

Sale of Real Estate

Approved disposal by sale of the following real estate located at:

- a. 908 East Riverside Drive - Martha L. Hawkins - \$1,973.33
- b. 1002 East Riverside Drive - Henry J. Krauss - \$6,150.00
- c. 1006 East Riverside Drive - Martha Lel Hawkins - \$466.00

Public Hearings Set

Set public hearings on the following:

- a. The Amendment of the "90-day Review Ordinance" for proposed buildings that would exceed 60' in height in the downtown area: April 19, 1984 at 2:45 p.m.
- b. Amending the Water and Wastewater Utility Service Area (Ordinance No. 810820-A) to include 191 acres known as the Boy Scout Camp Tract: April 19, 1984 at 2:30 p.m.

Professional Services Agreement

Approved a proposed Supplemental Amendment No. 1 to the Professional Services Agreement between the City of Austin and Korn/Ferry International to conduct searches for Director of Growth Management and Director of the Office of Land Development Services, in the estimated amount of \$22,000.

EXECUTIVE COMPENSATION PLAN

Councilmember Rose discussed deleting six months transition/severance pay and tax deferred annuity from current executive compensation

PLAN - (Continued)

plan. He said he is not exactly opposed to the tax deferred annuity. Jorge Carrasco stated that it is an option for the City to use rather than give a raise in pay.

Motion

The Council, on Councilmember Rose's motion, Councilmember Duncan's second, approved deletion of six months transition/severance pay and tax deferred annuity from current executive compensation plan. (6-0 Vote, Councilmember Urdy was out of the room.)

REPORT POSTPONED

Councilmembers Urdy and Rose postponed for one week their discussion of approval of Economic Development for East Austin Resolution by the Austin City Council and the Austin Chamber of Commerce.

ENVIRONMENTAL PLANNING
AND ENFORCEMENT

City Manager Jorge Carrasco reported on Environmental Planning and Enforcement. The report is on file in the City Clerk's Office.

YOUTH SUMMER EMPLOYMENT PROGRAM

City Manager Carrasco and Assistant City Manager Terry Childers reported on Special Minority and Youth Summer Employment Plan. A copy of the report is in the City Clerk's office.

NO ACTION TAKEN ON REQUEST

Mr. Clark Alan Zimmermann appeared before Council to request restoration of beer and wine permits at JoAnn's Restaurant, 2327 East Ben White Boulevard. Council informed him he must go through the planning process and no action was taken.

EXEMPTION FROM ORDINANCE

The Council, on Councilmember Shipman's motion, Councilmember Duncan's second, approved the request of Ms. Carolyn Seay Mark for exemption from Inner-City Development Ordinance to move a vacant home from 4102 Duval to 4011 Avenue A, to be allowed without site plan review but a site plan review will be required for building on the old location. (7-0 Vote)

EXEMPTION - LAKE TRAVIS WATERSHED

The Council, on Councilmember Rose's motion, Councilmember Shipman's second, approved the request of Mr. Jerry Harris for exemption from the Interim Lake Travis Watershed Ordinance for an eleven (11) lot subdivision called La Hacienda Estates Section 3. (7-0 Vote)

PUBLIC HEARING SET

The Council, on Councilmember Duncan's motion, Councilmember Shipman's second, set a public hearing for 5:00 p.m., April 19, 1984 on the request of Mr. Michael Curry, president, Bryker Woods Neighborhood Association, to consider amendments to the Inner City Neighborhood Development Ordinance (Ord. No. 840209-K).

REQUEST POSTPONED

The request by Mr. Talford Collins for a public hearing to be set on the sewer treatment plant being proposed by Jim Ray was postponed.

MOCKINGBIRD HILL MORATORIUM

The Council had before them for consideration amendments to the moratorium on new building and move-on's in the Mockingbird Hill Area.

Ted Davis appeared before Council and said there is no reason for the moratorium to continue.

Kathleen Hall referred to a report on septic tanks and said the soils in the Mockingbird Hill area are not suitable to septic tanks and therefore there should be no more buildings in the area.

Dr. Randall, Director of Health Department, asked for the hydrologic study report.

Bob Cann, a geologist, said any new drainfill should be carefully looked at because the area is, in general, unsuitable for septic tank systems.

Mr. Carrasco said the moratorium is in effect through spring, 1985 and no new action was taken.

LOOP 360 ORDINANCE

The Council, on Councilmember Duncan's motion, Councilmember Rose's second, waived the requirement for three readings and finally passed an ordinance extending the date of the grandfather exemption from the Loop 360 Ordinance (840105-AA, Section 13-2-241) for zoning cases C14r-84-014, C14r-84-028, C14r-84-029, C814-83-20 and C14p-84-002. (6-0 Vote, Councilmember Spaeth was out of the room.)

LEGAL MATTERS

The Council, on Councilmember Rose's motion, Councilmember Duncan's second, approved hiring the law firm of Vinson and Elkins to assist the City Attorney in representing the City on legal matters and litigation concerning the Williamson Creek Treatment Plant. (7-0 Vote)

The Council, on Councilmember Rose's motion, Councilmember Duncan's second, approved hiring the law firm of Booth, Simmons and Newsome to assist the City in regards to Municipal Utility Districts and related matters. (7-0 Vote)

ELECTRIC RATE APPEAL

The Council, on Councilmember Shipman's motion, Mayor Pro Tem Trevino's second, adopted a resolution authorizing employment of rate consultants to assist in preparation of Electric Rate Appeal pending before the Texas Public Utilities Commission. (7-0 Vote)

OPERATING BUDGET AMENDMENT

The Council, on Councilmember Shipman's motion, Mayor Pro Tem Trevino's second, waived the requirement for three readings and finally passed an ordinance amending the 1983-84 Operating Budget by appropriating \$400,000 from the Electric Utility Ending Balance to provide for cost associated with preparation of rate filing package for the April 13, 1984 Public Utility Rate Testimony.

PUBLIC HEARING SET - COTTONMOUTH CREEK WASTEWATER
TREATMENT PLANT

Council had before them for consideration a resolution to enter into a contract with Jim Ray and Associates concerning the construction of a 5 MGD wastewater treatment plant on Cottonmouth Creek. They approved setting a public hearing for April 12, 1984 at 5:00 p.m. on Councilmember Shipman's motion, Mayor Mullen's second, 7-0 Vote.

NORTHTOWN MUD

Council had before them an ordinance to consider granting the consent agreement for the Northtown Municipal Utility District. Mr. Terry Childers, Assistant City Manager, passed out a map of the district. CITY CLERK DID NOT RECEIVE COPY. Mr. Lillie reviewed and Bill Derryberry, Finance Department, discussed the impact of utility bonds on the rate base. John Moore, Acting Director, Water and Wastewater Department, discussed the capacity of Walnut Creek Wastewater plant. After further

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NORTHTOWN MUD - (Continued)

discussion, the following ordinance was passed:

Motion

The Council, on Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, waived the requirement for three readings and finally passed an ordinance granting the consent agreement for the Northtown Municipal Utility District with amendments. (6-0 Vote, Councilmember Spaeth was out of the room.)

REFRIGERATOR REBATE PROGRAM

The Council, on Councilmember Rose's motion, Mayor Mullen's second, postponed action on the refrigerator rebate program for 90 days. (6-0 Vote, Councilmember Spaeth out of the room.)

PUBLIC HEARINGS - ANNEXATION

Mayor Mullen opened the public hearings set for 3:00 p.m. on the following:

- a. 706 acres of land - 569 acres out of and a part of the D. and W. Railroad Company Survey No. 73, L. Fritz Survey, Alex Dunlap Survey No. 805, C. Jergin Survey No. 704, A. E. Livingston Survey No. 455, S. A. and M.G. Railroad Company Survey No. 20, and the William Frampton Survey in Travis County, Texas, and 137 acres out of and a part of the William Frampton Survey in Williamson County, Texas. (C7a-84-001)
- b. 500 acres of land out of and a part of the James Jett Survey No. 1, the O. Dalton Survey, the William Swain Survey No. 810, the J. W. Preece Survey, the William Bell Survey No. 805, B. Payne Survey No. 288, and the Alex Dunlap Survey No. 805. (C7a-84-002)
- c. 310 acres of land out and a part of the John Swesey Survey No. 506, A. Eanes Survey No. 509, B. Beacham Survey No. 508, Isaac Perkins Survey No. 37, F. C. Pecht Survey Nos. 69 and 593, C. Parker Survey No. 703, W. Sergeant Survey No. 499, S. Heffington Survey No. 588, W. L. Heffington Survey No. 590, E. C. Gaines Survey, and the J. M. Teague Survey No. 40. (C7a-84-003)

Mr. Lillie, Director of Planning, stated this is the second of two public hearings scheduled for the consideration of annexations including 620 from 183 southwesterly to the intersection of Comanche Trail. The annexation of F.M. 2222 from the City limits westerly to its intersection. The 620 corridor is an area of about 700 acres. It is a corridor which is 1000 feet wide and 500' from center line. FM 2222 from City limits westerly to its intersection with 620 is also 1000' wide corridor and is about 500 acres in size. FM 2244, Bee Cave Road, extending

HEARINGS - (Continued)

westerly from Loop 360 to Common Ford road. It is also a corridor 1000' wide and 500' from center line. These annexations are for limited purposes of extending the City's planning and zoning standards and that's zoning ordinance and building standards and the City's health and sanitation codes. No City services will be extended to the area, no taxes will be assessed property owners. Properties will not go on the tax roll. Owners of land within the corridors can vote in Council elections and Council Charter elections and Council recall elections but cannot vote in bond elections. The first public hearing on these corridors was held yesterday and by statute two public hearings are required. A fiscal note has been submitted to you on the administrative costs for zoning ordinance and building codes and public works reviews and by Council policy it is hoped that costs of extending those administrative services will be covered by fees generated by application."

Ed Moore, architect, said he owns land on Bee Caves Road and asked Council to seriously consider the limited purpose annexation of land to the west of Austin. He said we are trying to protect our own lake system but on the other hand we are threatening Bastrop and the other communities down stream and he finds that difficult to accept.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, closed the public hearing and approved the three annexations. (7-0 Vote)

RECESS

Council recessed at 4:20 p.m. and resumed its recessed meeting at 4:44 p.m.

NORTHEAST AREA AMENDMENTS TO
ROADWAY PLAN

Council was scheduled to take action on the northeast area amendments to the Austin Metropolitan Area Roadway Plan. Councilmember Urdy stated the last public hearing on the issue was late in the evening and a number of citizens were unable to speak. They want to be able to speak, so Councilmember Urdy suggested Council have another public hearing. Council agreed.

Motion

The Council, on Councilmember Urdy's motion, Councilmember Shipman's second, set a public hearing for April 19, 1984 at 5:00 p.m. on northeast area amendments to the Austin Metropolitan Area Roadway Plan. (7-0 Vote)

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ZONING HEARING

Mayor Mullen opened the public hearing on the following zoning case, which was postponed from March 22, 1984. Council heard, and Zoned "AA", passing through FIRST READING ONLY of the ordinance.

C14-83 JOHN S. LLOYD
344 By John H. Doonan
(Tract 1)

5801 Salton Drive

From Interim "AA" 1st H&A
To "A-2" 1st H&A

RECOMMENDED

DENIED "A-2" AND GRANTED "AA"
AND PASSED THROUGH FIRST READING
OF THE ORDINANCE

Mr. Lillie, Director of Planning, informed Council that at the first hearing, Councilmembers indicated they wanted to go out and look at the property. He said the density for the "A-2" cluster project is about 7 units per acre.

Mayor Mullen said the smallest home in the area is 1700 square feet and asked if they could require these to be a minimum of 1500 square feet. Mayor Mullen asked the applicant if this is acceptable so the units would be more compatible with the neighborhood.

Albert DeLaRosa, representing the applicant, said they are amenable to changing the site plan to include larger units.

Mayor Mullen said there is a desire to have a cul-de-sac at the end of Salton. Allan Brecher, Acting Director, Urban Transportation Department, said they have no objections to that.

A representative of the neighborhood said he is agreeable to the two changes suggested by Mayor Mullen and felt the whole neighborhood would be agreeable.

Bob Vaughn agrees with what was just addressed and feels it is crucial for Salton to be cul-de-saced before construction can begin in the area because of the nature of the neighborhood.

Judy Walker, president, Northwest Oaks Neighborhood Association, said she agrees with the cul-de-sac but does not want anything but single family zoning because it is a single family area.

Albert DeLaRosa, representing the applicant, spoke about the advantage of granting "A-2" zoning.

John Lloyd, applicant, said everyone who has looked at the project has had concerns about traffic and setting precedents but he said even the opposition has said it is a good looking project.

Jim O'Donnell, Northwest Oaks Neighborhood Association, showed a map of the area in which all of the area is single family except site

ZONING - (Continued)

under discussion today. He said dwellings containing 1500 square feet would virtually assure home ownership.

John Jacobs, 11323 Taylor Draper Lane, opposes the zoning change, as does Suzy Jones, Mrs. Hooks, Wesley Hooks, Xavier Prado and Phil Ware who asked Council not to increase impervious cover with larger units.

Neal Graham appeared to summarize the application. Discussion followed.

(On Councilmember Shipman's motion, Councilmember Duncan's second, 4-3 Vote, Mayor Pro Tem Trevino, Councilmembers Spaeth and Urdy voted No, and since applicant had requested emergency passage of Ordinance, the Ordinance passed on FIRST READING ONLY.)

ZONING HEARINGS

Mayor Mullen announced Council would hear zoning cases scheduled for 4:00 p.m. The Council heard, closed the public hearing, granted and instructed the City Attorney to draw the necessary ordinances to cover the following zoning changes:

C14 -84 001	CITY OF AUSTIN	8307-8505 Colony Loop Drive 6705-6927 Wentworth Drive	From "GR" 1st H&A To "BB" 1st H&A RECOMMENDED <u>GRANTED AS RECOMMENDED</u>
C14 r-81 170	JOHN H. & BILLIE G. MCGEE By Holford & Carson	9532 Jollyville Road	Ordinance Amendment Site Plan Revision RECOMMENDED <u>GRANTED AS RECOMMENDED</u>
C14 h-84 001	NAMES TO BE DETERMINED By City of Austin	801 Congress Avenue	From "C-2" 4th H&A To "C-2-H" 4th H&A RECOMMENDED <u>GRANTED AS RECOMMENDED</u>
<u>WITH FINDING OF FACT a,b,c,e,f,g,h,i,j,k,l & m</u>			

(On Councilmember Shipman's motion, Councilmember Duncan's second,
7-0 Vote)

ZONING HEARINGS - (Continued)

C14 -84 CFC/HARDIN JOINT
008 VENTURE
By W.M. Faust

8600-8800 Block of
Pleasant Lane
8600-8700 Block of
Cameron Road

From Interim "AA" 1st H&A
To "DL" 2nd H&A
RECOMMENDED "DL" 2nd noting
amended area and 300 ft.
building setback along
Walnut Creek.

GRANTED AS RECOMMENDED

C14 8-79 CHARLESTON PLACE
004.01(84) P.U.D.
By First Service
Corp.

4001-4041 Spicewood
Springs Road
7809 Chimney Corners

Revision of an approved
PUD known as Williamsburg
PUD. Number of dwelling
units to remain the same -
68.

RECOMMENDED subject to
conditions: emergency
vehicle access to Chimney
Corners; Sidewalks required;
Minimum 20' green belt
behind lots 10, 11, 12, &
13 Greentrail Estates;
Maintain all conditions in
Williamsburg Homeowners'
Document.

GRANTED AS RECOMMENDED

C14-83 LARRY TEMPLETON
320 By Gene Braun

4112-4116 Todd Lane

From Interim "A" 1st H&A
To "DL" 1st H&A
RECOMMENDED subject to 60'
right-of-way from center-
line on Todd Lane, street
deed shall note that ap-
plicant may retain right to
continue use of the septic
tank drainfield until such
time as water and waste-
water services is provided.

GRANTED AS RECOMMENDED
From Interim "AA" 1st H&A
To "O-1" 1st H&A

RECOMMENDED subject to ap-
plicant submitting a letter
of credit to the County for
improvements to Wild Basin
Road, dedication of right-
of-way as recommended by
the County and agreed to
by owners of Turner Tract.

GRANTED AS RECOMMENDED

C14-83 RAMZI CORTAS
286 By Planned
Environments, Inc.

114-216 Wild Basin
Ledge South

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ZONING - (Continued)

C14 -83 ROX COVERT
333 By Jose Mercado

512 Hern Street

From "A" 1st H&A
To "O-1" 1st H&A
RECOMMENDED (as amended)
"O-1" 1st H&A as amended
on "A" zoned tract, subject
to agreement with neighbor-
hood to limit square footage
on both tracts to 9,000 sq.
ft., application will be
made to rollback zoning for
"C" zoned tract to "O",
subject to dedication of
up to 35' of right-of-way
from centerline.

C14 -83 DANIEL PEREZ,
275 JR.

212 W. Stassney Ln.
5515-5517 Bluebird
Lane

GRANTED AS RECOMMENDED
From Interim "A" 1st H&A
To "O-1" 1st H&A
RECOMMENDED (as amended)
subject to retaining
structure.

GRANTED AS RECOMMENDED

C14r-83 R. OWEN COMPANY
281 OF TEXAS, INC.
By Stephen Stiles

6903 Capital of Tx.
Hwy. North

From "AA" 1st H&A
To "O-1" 2nd H&A
for building Pads and 1st
H&A on balance of tract.
RECOMMENDED (as amended)

GRANTED AS RECOMMENDED

C148-84 HILLVIEW P.U.D.
004 By Thomas P.
Francis

2610-2624 Exposition
Boulevard
2613-2645 Westover
Road

From "A" 1st H&A
To: FUD-Mixed use 18-
unit residential
development with private
streets and common areas,
and an office building
with 27,000 sq. ft. of
floor space.
RECOMMENDED subject to
restrictions agreed
upon between the
applicant and West Austin
Neighborhood Group.

GRANTED AS RECOMMENDED

ZONING - (Continued)

C14 r 84 NEC ASSOCIATES
016 By Jack Morton

2108 East Ben White
Boulevard

From "C" 1st H&A
To "C" 2nd H&A
RECOMMENDED "C" 2nd H&A
for building envelope
only--1st for balance.
GRANTED AS RECOMMENDED

(On Councilmember Duncan's motion, Mayor Mullen's second, 7-0 Vote)

C14 r-84 COMAL BLUFF JOINT 6311-6547 South I.H.
006 VENTURE 35
By Douglas A.
Hartwig

From Interim "A" 1st H&A
To "LR" 1st H&A
RECOMMENDED
GRANTED AS RECOMMENDED

Motion

Councilmember Shipman made a motion, seconded by Councilmember Duncan to continue this case until May 24, 1984.

Doug Hartwig, Cunningham-Graves, said this tract is 70' wide and 1000' long and used to be a road. Urban Transportation and the Highway Department said they have to take it out and that is the reason for the zoning change. The surrounding area is under contract with the City for water and wastewater commitment and so does this site.

Councilmember Duncan said this will increase the number of LUE's.

Doug Hartwig stated, "We cannot go back and increase our LUE commitment. This particular tract is tied and we are subject to the contract we entered into with the City and cannot increase LUE's other than in that contract so this particular tract would be included in that contract and no more LUE's would be required." Councilmember Shipman said, "Let's get this into the record. On September 2 the Council approved 1,206 LUE's and this tract is part of that already planned zoning and commitment. We are changing the land use but we are not changing the wastewater or water commitment."

Motion Withdrawn

Councilmember Shipman withdrew her motion and Councilmember Duncan withdrew his second.

(On Councilmember Duncan's motion, Mayor Pro Tem Trevino's second, 7-0 Vote)

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ZONING - (Continued)

C14 -84 FRANCIS & ASSOC. Rear portion of 10606, From "BB" 1st H&A
 005 NO. 5 10614, 10806 & 10920 To "O-1" 1st H&A
 By Jean Bringol Jollyville Road RECOMMENDED
GRANTED AS RECOMMENDED

C14 -84 PAUL H. WOODS 6509 N. Lamar Blvd. From "A" 1st H&A
 015 By Thomas P. To "GR" 1st H&A
 Eisenhower RECOMMENDED
GRANTED AS RECOMMENDED

(On Councilmember Shipman's motion, Councilmember Duncan's second, 7-0 Vote)

C14-84 PATTI HICKMAN, 704-706 South 1st St. From "A" 1st H&A
 009 ET AL To "O" 1st H&A
 By H. Frank Harren RECOMMENDED
GRANTED AS RECOMMENDED

Councilmember Council questioned the relation of this structure to the 100 year flood plain. Mr. Harren told him they are on the other side of the hill and are not even close to the flood plain.

(On Councilmember Duncan's motion, Mayor Mullen's second, 7-0 Vote)

C14 -84 JOHN MILLER MORRIS, 11261, 11279 & 11295 From Interim "AA" 1st H&A
 012 JR., ET AL Taylor Draper To "BB" 1st H&A
 By Lynda O'Brien RECOMMENDED "BB" 1st H&A
GRANTED AS RECOMMENDED, APPLY
FOR MF-1 JAN. 1, 1985 - PAY
\$120 RE-NOTIFICATION FEE,
WAIVE OTHER FEES & HEAR
CASE JUNE 30, 1985
 limited to 12 units per acre, noting that approval of zoning does not guarantee wastewater service, Phase I will not be occupied until improvements to Jollyville are made, even if those improvements are made after June 30, 1985, subject to dedication of 30' of right-of-way from centerline, request report from Water & Wastewater Department on condition of wastewater service in area.

(continued on next page)

ZONING - (Continued)

Jack Morton, representing the applicant, said they have no problem with staff recommendation and are seeking clarification and feel like the recommendation was not the way they understood it the night of the Planning Commission. "It speaks to the portion of the recommendation concerning the Jollyville Road improvements. We met with Northwest Oaks Neighborhood Association and had agreed to three specific things: a density limitation of 12 units per acre and also not to seek a Certificate of Occupancy until June 1, 1985 which is, to our understanding, the date of the phase of Jollyville improvements to this site or past this site will be completed. We ask that it be a date certain so we can get our finances in order. We request June 1, 1985. We also agreed with the neighborhood and it's not reflected in the recommendation, to restore the Anna Hiss house that is on this site and incorporate it in the project."

Councilmember Shipman said 827 apartment units have already been approved on Taylor-Draper. "This is awkward because staff recommended "A-2" and it really is an "A-2" project except they are not filing a condominium regime but the density is "A-2" and it would buffer into the "AA" that we are granting. One of the things the applicant and I discussed was the applicant might possibly agree to formally requesting that this be translated under the new Zoning Ordinance, instead of coming in as "BB" it will come in as MF-3 and request it come in under MF-1, which is the lowest non-single family category which is 12 to 17 units."

Mr. Morton said, "We are willing to comply with that because that is the density we are seeking and have no problem at all with doing that upon the enactment of the new ordinance." Councilmember Shipman said, "The key would be to inform the Planning Department that the zoning be initiated the beginning of the year so that we do not get in boxes for "BB" next door because this is "BB".

Mr. Morton asked, "Is there any way that we can, if we are in agreement, have staff just initiate when a new ordinance takes place? We'll be happy to agree with it and go along with it." Donna Kristaponis said the staff can do this "but it might be more appropriate for the applicant to agree to file and have a restriction.....". Mr. Morton asked if they can have fees waived but will pay for the \$120.00 notification fee.

Councilmember Duncan stated, "The motion is to grant the Planning Commission's recommendation with the stipulation that the applicant will apply at the first of the year for MF-1 zoning and will pay the \$120.00 notification fee, all other application fees are waived and the date will be June 30th." Applicant said he would prefer June 1 but agreed to June 30.

(On Councilmember Duncan's motion, Mayor Mullen's second, 7-0 Vote)

ZONING - (Continued)

C14 r-84 RIVER BEND BAPTIST 6406 Cedar Street
018 CHURCH
By Jerry L. Harris

From Interim "AA" 1st H&A
To "AA" 3rd H&A
RECOMMENDED "AA" 3rd noting
the following restrictions:

Areas to be zoned 3rd H&A: Area A-seventy-five (75') around the footprint of the worship center as shown on the site plan, Area B-twenty-five feet (25') around the footprint of the bell tower as shown on the site plan. The following restrictions will apply to the areas zoned 3rd H&A: Area A- the only improvement which shall exceed the height limits permitted under the Loop 360 Ordinance shall be the church worship center/education building. In addition, the worship/education building shall not have a height exceeding 105' measured from the foundation to the top of the roof, excluding spires; Area B- the only improvement which shall exceed the height limits permitted under the Loop 360 Ordinance shall be a church bell tower. In the event church use is discontinued, it is agreed that the area zoned 3rd H&A shall be rolled back to 1st H&A. There will be one sign which complies with the Loop 360 Ordinance. Lighting will comply with the Loop 360 Ordinance. Over 40% of the tract will be left in a natural state.

GRANTED AS RECOMMENDED

(On Councilmember Duncan's motion, Mayor Mullen's second, 6-0 Vote,
Councilmember Rose abstained)

C14 -84 MRS C. T. USELTON 915 Anderson Lane
020 By Clark M. Gray

From "A" 1st H&A
To "C" 1st H&A
RECOMMENDED subject to site
plan and dedication of up
to 45' of right-of-way from
centerline on Anderson Lane,
except for 5' buffer strip
of "A" on south-property line

GRANT AS RECOMMENDED SUBJECT TO SITE PLAN APPROVAL
BY THE CITY COUNCIL THAT ENCOMPASSES REST OF
THE TRACT AND WITHDRAW 5' BUFFER STRIP OF "A"
ON SOUTH PROPERTY LINE

(On Councilmember Shipman's motion, Councilmember Duncan's second
7-0 Vote)

4/5/84

ZONING - (Continued)

C14 r-84 SANFORD L. 2600 Parmer Lane
021 GOTTESMAN
By Karen Steingrall

From Interim "AA" 1st H&A
To "GR" 1st H&A
RECOMMENDED subject to
right-of-way and improve-
ments as noted in Urban
Transportation Department
memo.

GRANT AS RECOMMENDED

Councilmember Shipman said this has been misrepresented as being at a major intersection and it is not. She said if this is approved it will begin the "stripping out" of Parmer Lane.

Karen Steingrall said the subject tract is 4.16 acre tract and surrounding the site is another case which has had "GR" zoning approved. South of the tract is also approved "GR".

(On Councilmember Shipman's motion, Mayor Pro Tem Trevino's second,
7-0 Vote)

C14-83 JAMES E. PAYNE 426 Dittmar Road
329 By Barry M.
Campbell

From Interim "A" 1st H&A
To "A-2" 1st H&A
RECOMMENDED "A-2" 1st H&A
limited to two driveways,
applicant is to work with
Urban Transportation and
Fire Department on the
location and design of
driveways, and subject to
45' of right-of-way from
centerline of Dittmar.

GRANTED AS RECOMMENDED

(On Councilmember Shipman's motion, Councilmember Rose's second, 7-0 Vote)

C14-83 SOUTH CREEK Blue Dawn Trail
340 JOINT VENTURE
By Desiree H.
Pedreschi

From Interim "A" 1st H&A
To "A-2" 1st H&A
NOT RECOMMENDED
GRANTED

Mayor Mullen reminded the audience that this case has already had a full presentation and asked anyone to speak who had new information.

Bill Bingham, representing the applicant, stated the reason for

ZONING - (Continued)

postponement the first time was to look at the question whether water and wastewater service would be impacted one way or the other by the granting of the zoning. He said the City Attorney has said it is not and agrees water and wastewater is a separate decision. "We will upgrade the neighborhood and propose to build units that are exactly one half of what can be built under other types of zoning. We feel the project has met the concerns expressed to us by the neighborhood. They objected to two story residences. We went to one story. We put additional landscaping in place of fences and everything they said they wanted done we did. It seems they do not want anything there. You cannot put mobile homes there because there is not enough space. We could put single family but that is not a place where you can sell single family residences we do not believe. I guess they would like it vacant so they can continue to use it for gardens or horseshoe pitching or whatever is being done on the land right now but we need to do something with it, the clients have a right to do something with it and we think the use is compatible with the adjoining homes....."

Mary Mather, 2001 Bitter Creek, lives within 200 feet of the property and presented pictures and a petition to Council. She said they, who live in the mobile home area, do not want a zoning change.

Emma Rogers, 2113 Bitter Creek, said the property in question was originally set aside for the recreational use of the property owners. She is concerned about an increase in traffic with condominiums being built.

Ben Arlis, 2004 Bitter Creek, opposed the zoning change and proposed structures. He feels mobile homes would fit in there very well.

Motion - DIED FOR LACK OF SECOND

Councilmember Shipman made a motion to deny the zoning change. There was no second to the motion.

(On Mayor Pro Tem Trevino's motion, Councilmember Duncan's second, 6-1 Vote, Councilmember Shipman voted No.)

Zoning Cases Postponed and Continued

Council voted to postpone or continue the following cases:

C14 r-84 AUSTIN TEXAS
024 PROPERTIES
Michael G.
Crutcher

12186 Burnet Road

From Interim "AA" 1st H&A
To "GR" 1st H&A
RECOMMENDED
POSTPONED TO 4/12/84

(On Councilmember Shipman's motion, Mayor Pro Tem Trevino's second, 7-0 Vote)

ZONING CASES POSTPONED - (Continued)

C14 -84 KRASOFF DEVELOP- 6603-6609 Circle S From Interim "A" & "O" 1st H&A
 023 MENT CORP. Road To "GR" 1st H&A
 By Miguel Guerrero 200-300 Wm. Cannon RECOMMENDED subject to
 Drive dedication of up to 35' of
 right-of-way from centerline
 on Circle S Road.
CONTINUED TO 5/24/84

C14 -84 WILLIAM O. KARCHER 1623-1707 North Bluff From Interim "A" 1st H&A
 025 By Daniel Wimmer Drive To "GR" 1st H&A
 6601-6619 Bluff RECOMMENDED subject to
 Springs Road 60' of right-of-way from
 centerline on North Bluff,
 noting that TIA will be
 submitted prior to City
 Council hearing.
CONTINUED TO 5/24/84

(On Councilmember Shipman's motion, Councilmember Duncan's second, 7-0 Vote)

C14r-83 MAYFIELD-WILKERSON-7318-7608 Capital of From Interim "AA" & "AA"
 292 JEFFERSON PARTNER- Tx. Hwy. South 1st H&A
 SHIP #3 To "LR" 1st H&A & "O-1"
 1st H&A & 2nd H&A
 RECOMMENDED "O" & "LR" 1st
 & 2nd H&A noting that Build-
 ing C will be connected
 to Building D and Building
 J will be connected to
 Building H, FAR is to be
 reduced to .34 to 1, and
 subject to the following
 agreements between neigh-
 borhood and applicant:

(1) Zoning request for Buildings E, F, G, H, and J be changed from "O" office to "O-1" Office; (2) in the event the project is phased, the "LR" portion should be phased proportionately with the office uses: Phase Buildings H & J and Building C, D & E; (3) Buildings C and J must have main entrances fronting the courtyards and no signs must front Loop 360; (4) berm signs for Buildings A & B are to be similar to those berm signs in the Westlake Oaks Professional Buildings and those signs should comply with the signage provisions of the Loop 360 Ordinance; (5) no building shall be constructed between Building A and Bull Creek; (6) all buildings shall be finished to the same standards on all four sides; (7) all air - conditioning units on the ground will be screened by lattice-work and foliage; (8) all parking facilities above ground must meet the landscape ordinance for parking on the ground, i.e., green island

ZONING CASES POSTPONED - (Continued)

and trees every so many parking spaces, also planter boxes on the face of the parking facilities; (9) limit "LR" zoning to high-quality speciality shops. "LR" uses which must be excluded include gas stations, fast-food restaurants, convenience stores, groceries, vet hospital laundromat (washateria) or clinic, drive-in theater, motel, nursing home, accessory parking; (10) height of building H must comply with the maximum height limitation of 63 feet and building F & G must be proportionally lowered.

POSTPONED TO APRIL 19, 1984 AT 6:00 P.M.

C14-83	O. D. KENDRICK &	7002-7004 Manchaca	From "A" 1st H&A
335	CURTIS BAGGE	2000-2002 Mimosa	To "O-1" 1st H&A
	By Lawrence D.		NOT RECOMMENDED (as
	White Assn.		amended)

(On Councilmember Duncan's motion, Councilmember Shipman's second 7-0 Vote)

AIDC

The Council, on Councilmember Duncan's motion, Councilmember Rose's second, adopted a resolution appointing City Attorney Paul C. Isham as Registered Agent of the Austin Industrial Development Corporation and General Counsel. (7-0 Vote)

AHFC

The Council, on Councilmember Duncan's motion, Councilmember Rose's second, adopted a resolution appointing City Attorney Paul C. Isham as Registered Agent and General Counsel of the Austin Housing Finance Corporation. (7-0 Vote)

GUIDELINES FOR BOARDS & COMMISSIONS

City Manager Carrasco told Council he is responding to a report requested during a Council Work Session several weeks ago. He referred to a report he had given Council. City Clerk did not receive a copy. "Out of 21 recommendations we have only listed six for possible Council consideration. Intent is to try to better define the roles and responsibilities of boards and commissions. First item is guideline for informing the Council of board and commission activities. It stipulates if the Council wants to set this policy that the chair of that board or commission will be responsible for keeping Council abreast of any major issues or projects as they develop and have the responsibility for providing copies of any reports and briefing the Council. Second item regards requests

for information that are made of the staff. If it is a minor request every board and commission would have to have a motion by a member with a second in order for a minor request to be made. If it is a major significant request for information, a majority vote of the board and my approval would be necessary. On important items, I would need to submit these to the Council for your final approval. The third recommendation simply states that boards and commissions are to assist in providing recommendations concerning policy areas but not be involved in the administrative matters of the departments. Item 4 calls for an annual orientation seminar for both new members and support staff. Item 5 requires that each board and commission submit to the Council a list of all those they anticipate for the coming year in a task format similar to the kinds of goals that Council has and this would be required in May of each year. The advantage of doing that is the Council would know in advance of any planned project that boards and commissions plan to pursue in the coming year and you would have early information that you could put further direction on or change as you wish. Item 6 is a recommendation on a sunset review process which would call for the establishment of the sunset review committee, the Mayor, one Councilmember, three board members and perhaps two members of staff could be a part of this sunset review committee. We have outlined some criteria you may want to approve. One of the criteria may be if a board or commission meets less than twice they would be automatically abolished. The other criteria would simply be key questions that the sunset review committee would have in the event you would decide to establish such committee. There was a question that also came up at the work session concerning attendance requirements for board and commission members. The current ordinance calls for each commission member who misses three consecutive regular meetings or misses one third of regular meetings in a twelve month period to be ineligible to continue to serve except if there is a health reason involved. The chair keeps the attendance records, or his or her designee. One recommendation we have on that is for the support staff to be responsible for keeping records rather than the chair of the commission and also to be responsible for processing the notice for vacancy. The Council may want to consider, regarding the size of boards or commissions, from this point forward, to limit size to no more than 9 members. This would not apply to existing boards and commissions but you would be able to reduce the number on any future vacancies that come up.We contacted the State to get their language on attendance requirements for State boards and commissions. The language used to be that if they missed more than half the meetings they would be automatically dismissed. The Sunset Commission at the state level apparently felt that was not Constitutional and was revised and the current language is very general and urges board and commission members to be timely in attendance and if they miss a substantial portion of a member's term then they should resign. The only exception would be where the Governor decides to remove a member and the Governor does have the legislative authority to do that."

Mayor Mullen said the only one he questions research on is the sovereign boards. He said they might be able to remove all other board and commission members quite easily, but sovereign boards he is not sure.

Mayor Pro Tem Trevino wondered if anything could be done about members who arrive late and leave early. Mr. Carrasco said that other than the chair or members themselves being conscientious, he is not sure there is an easy answer. He told Council he will report back on their questions.

EXECUTIVE SESSION

Mayor Mullen announced Council will go into executive session pursuant to Article 6252-17 to discuss the following matters Board and Commission Appointments, Section 2, Paragraph g, and after such closed or executive session, and action to be taken will be done in open meeting.

BOARD & COMMISSION APPOINTMENTS

The Council, on Councilmember Duncan's motion, Councilmember Rose's second, appointed the following board and commission members: (7-0 Vote)

Neighborhood Revitalization Commission: Michael Kuhn, Charles Sorkin, Charles Caldwell, Samuel Persley

Human Relations Commission: Isaac Hardy

PARD: Leonard Guerrero, Jenell Kuhlman

Affirmative Action Plan Advisory Committee: Albert Perez, Vanessa McQueen, Bettye Ellis, Susan Beckwith, Delores A. Hibbs

Medical Assistance Program Advisory Board - Jennie Ruiz and Andre Allen

Citizens Traffic Safety Commission - Bruce Blackwell, Jack Young, William Nolen and John Gray

EMS Quality Assurance Team - Glen Johnson, Roy Leamon, Robert Tate, John Murray, Mary Campbell, Celia Van Wisse

Library Commission - Helen Spear, Owen Cappleman, Mary Riggs, Alfred Dotson

MH/MR Public Responsibility Committee - Toni Casteel, Michael Churgin, Ginger Shults

Police Retirement Board - James Ludlum

Urban Transportation Commission - Georgia Thompson

Cable Commission - Gregory Wilson, Rita Starpattern, Sebeletso Matabane, Marc Dominus

Elisabet Ney Museum Board of Directors - Gail Kimbro, Judith Maxwell

ADJOURNMENT

Council adjourned its meeting at 8:43 p.m.