



## Austin City Council MINUTES

For DECEMBER 6, 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, noting the absence of Councilmember Trevino, who entered the Council Chamber later in the day.

#### MINUTES APPROVED

The Council, on Councilmember Spaeth's motion, Mayor Mullen's second, approved the minutes for Special Meetings of November 27, 1984 (4:00 & 6:00 p.m.), and November 9, 1984. (4-0 Vote, Mayor Pro Tem Trevino absent, Councilmembers Urdy and Rose out of the room.)

#### CITIZENS DID NOT APPEAR

Mr. David B. Armbrust, who had requested to appear to discuss extending the consent resolution for the creation of Travis County WCID #21, did not appear.

Mr. John H. Corbin, who had requested to discuss Zoning Case No. C14-84-219, did not appear. His problem had been resolved.

Ms. Deborah Doyle, who had requested to discuss naming new highway on the east side of town, did not appear.

#### TRAFFIC SIGNAL DISCUSSED

Mr. Jim O'Donnell discussed installation of a traffic signal at the intersection of Jollyville Road and Balcones

## SIGNAL - (Continued)

Woods Drive and a uniform speed limit of 45 MPH on Jollyville Road. Mr. Bill Stockman Urban Transportation Department, stated the stop sign and barricade to control traffic will be on Floral Park and a four-way stop sign will be up soon. The signal is included in the CIP and will be put up as soon as it is delivered.

## CONSENT ORDINANCES

The Council, on Councilmember Shipman's motion, Mayor Mullen's second, waived the requirement for three readings and finally passed the following ordinances in one consent motion: (6-0 Vote, Mayor Pro Tem Trevino absent.)

Item Pulled

An item to amend the FY 1984-85 Budget by appropriating \$100,000 from the Water and Wastewater Utility Fund Ending Balance to that Utility's operating budget for the purpose of meeting costs arising from a judgement against the City involving Williamson Creek Wastewater Treatment Plant, was pulled from the agenda. City Manager Carrasco said he plans to find money in another way, through cost saving, rather than amending the budget.

Capitol View Protection Study

Approved enacting interim development controls for the property covered by Phase II of the Capitol View Protection Study.

Error Corrected

Approved amending Ordinance No. 840202-E (Zoning Case No. C14-83-016) to correct an error in the legal description.

Public Utility Franchise

Passed through THIRD READING of an ordinance granting a Public Utility Franchise to operate a taxicab service to Austin Cab Company.

Passe through THIRD READING of an ordinance granting a Public Utility Franchise to operate a taxicab service to Harlem Cab Company.

Item Postponed

Postponed until December 20, 1984 an ordinance to consider the consent agreement for the creation of Davis Springs MUD.

12/6/84

Item Postponed

Postponed until 12/13/84 an ordinance to consider consenting to the creation of the North Travis County Municipal Utility District Nos. 1-3.

Zoning Ordinances

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

- |   |                                |   |
|---|--------------------------------|---|
| a. LARRY PEEL<br>By Planned Environment<br>C14-83-090 | 4709 Spicewood<br>Springs Road | From "AA" Interim "A"<br>1st H&A to "A-2" 1st H&A |
|---|--------------------------------|---|

EMERGENCY PASSAGE OF ORDINANCE

- |  |  |  |
|--|--|--|
| b. TOM WAUGH DEVELOPMENT<br>CORP.<br>C14r-84-070 | 705-707 E. Powell<br>Lane & 8112 I.H. 35 | From Interim "A" 1st H&A<br>to "C-1" 1st H&A |
|--|--|--|

EMERGENCY PASSAGE OF ORDINANCE

Easement Release

Authorized release of the following easement:

Public Utility, Drainage and Hike and Bike Easement retained at the vacation of a portion of Sabine Street right-of-way as recorded in Volume 7674, Page 933 of the Travis County Deed Records. (Request submitted by W. Harvey Smith on behalf of Avante Ventures, Inc.)

CONSENT RESOLUTIONS

The Council, on Councilmember Duncan's motion, Councilmember Shipman's second, adopted the following resolutions in one consent motion: (6-0 Vote, Mayor Pro Tem Trevino absent)

Capital Improvements Program

Approved acquisition of a tract of land for the Cameron Road/US 183 Childress Project. (Houston Instruments - Baush & Lomb)  
CAPITAL IMPROVEMENTS PROGRAM No. 73/63-44.

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Approved the following Change Order: In the decreased amount of \$374,172.00 to SEVEN K CONSTRUCTION COMPANY for the Onion Creek Wastewater Interceptor Improvements, Section II. (4.2% decrease of the original contract amount) CAPITAL IMPROVEMENTS PROGRAM No. 73/23-11.

## CIP - (Continued)

Approved Change Order in the amount of \$11,500.00 to CLEARWATER CONSTRUCTORS, INC., for the Greenlawn Parkway Bridge and Channel Improvements. (2.26% increase of the original contract) C.I.P. No. 82/60-05.

Contracts Approved

Approved the following contracts:

- |  |   |
|--|---|
| a. AUSTIN CRUSHED STONE COMPANY<br>1807 Hydro<br>Round Rock, Texas                         | - Flexible Base, Public Works<br>Department<br>Twelve (12) Month Supply Agreement<br>Item 1.1-1.3 - \$179,300.00<br>85-0012-AV              |
| b. CONLEY-LOTT NICHOLS<br>MACHINERY<br>315 SE Loop 410<br>San Antonio, Texas               | - Self-Propelled Power Broom, Vehicle<br>and Equipment Services Department<br>Total \$19,952.00 84-0398-MB                                  |
| c. ALLIS-CHALMERS<br>3701 Kirby Drive, Suite 888<br>Houston, Texas                         | - Pump Repair Kits and Parts,<br>Electric Utility Department<br>Item 1-48 - \$24,373.00<br>85-0013-AV                                       |
| d. KRUEGER ENGINEERING AND<br>MANUFACTURING COMPANY<br>12001 Hirsch Road<br>Houston, Texas | - Rebundle of Holly #15 High-pressure<br>Feedwater Heater, Electric Utility<br>Department<br>Total - \$78,099.00 85-S062-KM                 |
| e. KRUEGER ENGINEERING AND<br>MANUFACTURING COMPANY<br>12001 Hirsch Road<br>Houston, Texas | - Rebundle of Holly #11 Low-pressure<br>Feedwater Heater, Electric Utility<br>Department<br>Total - \$37,138.00 85-S061-KM                  |
| f. Bid Award:  | - Athletic Equipment, Parks and<br>Recreation Department<br>Twelve (12) Month Supply Agreement<br>Estimated Total \$21,286.00<br>84-0334-AV |
| (1) BLUMENFELD SPORTS NET<br>COMPANY<br>7726 Box Street<br>Dallas, Texas                   | - Items 14-17, 19, 21, 25, 30, 34,<br>37, 40, 42, 43, 45-50, 53, 55,<br>57-59, 65-67, 69, 70, 72, 73,<br>86, 93 - \$8,733.00                |
| (2) ROOSTER ANDREWS SPORTING<br>GOODS<br>3901 Guadalupe Street<br>Austin, Texas            | - Items 2, 12, 38, 56, 62, 64, 78,<br>82, 88, 91 - \$6,000.00   |

## CONTRACTS - (Continued)

- (3) SPORTS & RECREATIONAL PRODUCTS (MEE)  
2768 Garza  
Laredo, Texas
- Items 3, 5, 9, 10, 18, 22, 26, 31, 35, 39, 52, 68, 71, 75-77, 79, 81, 83, 85, 94 - \$6,553.00
- g. VAUGHAN & ASSOCIATES, INC.  
1225 Round Table Drive  
Dallas, Texas
- Multi-Purpose Wooden Playstructures  
Parks & Recreation Department  
Item 1 - \$18,000.00  
Twelve (12) Month Supply Agreement  
84-0347-AV

Water & Wastewater Approach Main

JOHN NOELL

- Water Approach Main to include approximately 115.46 acres of commercial development for the Zale-Kruger Tract. A percentage of the total cost of the Zale-Kruger Water Improvements will apply. No service connection will be allowed until the proposed Zale-Kruger Water Improvements Contract is approved by the City Council and the associated facilities are constructed. No City cost participation.

Contractual Agreements

Approved entering into contractual agreements with Z-K Real Estate to provide commitments for water and wastewater services in return for specific improvements to the Northwest "A" Pressure Zone for Water and to the upper portion of the Shoal Creek Drainage Basin for wastewater.

Fill Material in Lake Austin

Approved a request from Eddie and Margaret Hooks to place no more than 2.5 cubic yards of fill material in Lake Austin behind a proposed retaining wall at 4807 and 4813 Laguna Lane.

Item Postponed

Postponed until after the public hearing on December 13, 1984 at 4 p.m. is consideration of adopting a major cultural arts facility policy.

Public Hearings Set

Set public hearings on the following:

- a. An appeal from Mr. Hoyle M. Osborne on behalf of Whole Foods, Inc. of the decision to deny a Waterway Development Permit for the proposed addition to building and additional parking lot at West 10th and Lamar: January 10, 1985 at 3:30.
- b. Reallocating \$8,000 of CDBG funds for the Capitol Area Food Bank: December 20, 1984 at 3:40 p.m.
- c. Discuss plans for Single Member Districts: December 12, 1985 at 5 p.m.

Land Purchase

Authorized the Director of Public Works to make an offer to the Missouri-Kansas-Texas Railroad Company for an option to purchase railroad right-of-way and other land.

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Authorized the Director of Public Works to make an offer to the Southern Pacific Land Company for an option to purchase railroad right of way and other land.

CITIZEN DID NOT APPEAR

Mr. Ken Manning, who had requested to appear before Council to ask for exemption of Stassney Square Shopping Center from the Williamson Creek Tap Moratorium for a maximum of 10 LUE's, did not appear.

RESTRICTIVE COVENANT REMOVED

The Council, on Councilmember Shipman's motion, Mayor Mullen's second, approved the request of Mr. David Bodenman to remove a Restrictive Covenant on North Loop Business Park. (6-0 Vote, Mayor Pro Tem Trevino absent)

LICENSE AGREEMENT REQUEST

Mr. Martin Camp appeared before Council to request a license agreement for air and subsurface rights; waiver of licensing fees for use of such rights. He represents Presidio. Staff will work with Mr. Camp and may come back to Council at a later date.

## REQUEST DENIED

Mr. Robert Lance Giles appeared before Council to request exemption from Capital Recovery Fee Ordinance. There was no motion from Council, therefore the request was denied.

## ITEM TO BE BROUGHT BACK

Mr. David B. Armbrust's request for consideration of extending the consent resolution for the creation of Travis County WCID #21 will be brought back to Council.

## PUBLIC HEARING - CAPITOL VIEW CORRIDOR ORDINANCE

Mayor Mullen opened the public hearing set for 1:45 p.m. to discuss additional view corridors to the Capitol View Corridor Ordinance.

Marie Gaines, Office of Land Development Service, discussed Phase II of the ordinance and identified the 22 views to protect. Slides were shown of the views. Ms. Gaines said selection was done through various discussions and recommendations with board and commission members who are related to the issue.

Paul Jacobsen, president of Retiree Board, said the remaining views of the Capitol should be protected.

At this point, Mayor Mullen took time to introduce classes who were in the audience from O. Henry Junior High, Austin High School and St. Martin's Day School.

Cynthia Carson, 7th grade, O. Henry and Mary Nell Boone, 7th grade, O. Henry want the views saved.

Ellen Kronimus said the height and number of buildings should be controlled. Sam Ofera, 8th grade, O. Henry; Tracy Henke, Austin High; Aron McArthur, Austin High; and Sonja of St. Martin's, said no buildings should block the Capitol view.

Waldi Browning, WANG, supports Capitol view.

Charles Chic, working on a building that will conform to on 13th and Lavaca and Guadalupe, presented his views and said the building will conform.

Janet Klotz spoke about keeping the view intact.

Gary Wartian questioned the views from Huston Tillotson and the French Legation. He said not many people can see the view from there and did not think they should be preserved. He said a private project, such as a restaurant, would give more people a view of the Capitol.

## HEARING - (Continued)

Philip Creer, Della Green, Monica Walden, Dee Bingham, Joe Wupperman, Carle Saunders all spoke in favor of protecting the views.

Morgan Hunter, attorney, said these corridors can cause lawsuits from people investing in land which cannot be used for tall buildings. He said a variance question should be there and asked Council to be legal and fair.

Councilmember Shipman said there is relief for property owners with the Board of Adjustment and in the court.

Motion

The Council, on Councilmember Shipman's motion, Mayor Mullen's second, voted to continue the public hearing until December 20, 1984 at 3:45 p.m. and asked staff to study several aspects and report back to Council. (6-0 Vote, Mayor Pro Tem Trevino absent)

## ZONING HEARING

Mayor Mullen opened the zoning hearing scheduled for 2:30 p.m. Council closed the public hearing, granted and instructed the City Attorney to draw the necessary ordinances.

C14 MARK HARDEMAN,  
317 TRUSTEE  
By M. Scott  
Roberts

4502 East St. Elmo  
also bounded by  
Todd Lane

GRANTED "DL" WITH 150'  
FROM NEIGHBORHOOD LEFT  
ALONE & DIFFERENCE BETWEEN  
150' & FLOOD PLAIN ON WEST  
SIDE TO BE USED FOR DETENTION  
POND ONLY, AND A 5' STRIP OF  
"A" BETWEEN NEIGHBORHOOD &  
"DL" ZONING ALONG ST. ELMO  
ROAD.

From Interim "AA" 1st H&A  
To "DL" 1st H&A  
RECOMMENDED AS FOLLOWS:  
"DL" 1st H&A up to the 100-  
yr. flood plain, subject to  
dedication of up to 60' of  
right-of-way for Todd Lane,  
noting that the area located  
between the centerline of  
the creek to the eastern  
boundary of the property  
is to be zoned "SR" and  
will be located as a conser-  
vation easement at the time  
of subdivision, subject to  
site plan.

Scott Roberts, representing the applicant, said the Planning Commission has approved an SR zone 150' from their property line.

Lee Sloan, representing Kensington Park Homeowners Association, proposed some measures which he handed to Councilmembers. City Clerk did not receive a copy. He said no development should be within 250' of the creek property.



## HEARING - (Continued)

Mr. Roberts told him their 150' proposed buffer will be enough to protect the creek.

Mayor Mullen said 150' from the neighborhood should be left alone and the difference between 150' and the flood plain on the west side should be used for detention pond only. Councilmember Shipman said there should be a 5' strip of "A" between the neighborhood and "DL" zoning.

Motion

The Council, on Councilmember Duncan's motion, Councilmember Shipman's second, approved "DL" zoning with 150' from the neighborhood left alone and the difference between 150' and the flood plain on the west side used for detention pond only and a 5' strip of "A" between the neighborhood and "DL" zoning. (7-0 Vote)

## PUBLIC HEARING - MUNICIPAL OFFICE COMPLEX

Mayor Mullen opened the public hearing set for 3:30 p.m. to discuss developer proposals on the Municipal Office Complex.

Mr. Barnstone, representing Rust Properties; Al Keller, representing A.P. Keller; and John Watson, representing Watson-Casey, each gave presentations on their proposals to build the new Municipal Office Complex.

Girard Kinney, president, Austin Chapter, AIA, told Council the architects of Austin would like to be of help in evaluating the proposals.

Mayor Mullen said he does not want this decision to be a political one and wants recommendations of staff professionals. Councilmember Rose agreed. Councilmember Duncan said he wanted comparisons and staff recommendations and Mayor Pro Tem Trevino agreed but said he wanted his right to disagree.

Motion

The Council, on Councilmember Rose's motion, Mayor Mullen's second, closed the public hearing. (7-0 Vote)

PUBLIC HEARING - REVISION OF LAKE AUSTIN WATERSHED  
ORDINANCE

Mayor Mullen opened the public hearing set for 3:45 p.m. on revision of Lake Austin Watershed Ordinance to change the commercial impervious cover limitations from 65% to 50%.

Jeryl Hart, whose client is C.B. Francis, said they have one

## HEARING - (Continued)

concern. He has a tract of land inside the City limits and would like a provision in the ordinance that when preliminary plats have been approved, there is consideration taken for that. C.B. Francis appeared and said he planned his tract according to the earlier ordinance and has done all the preliminaries. He asks an exemption from the moratorium. The site is adjacent to Jollyville Road, north of the new Allendale Baptist Church site.

Motion

The Council, on Councilmember Duncan's motion, Councilmember Shipman's second, closed the public hearing, and passed through FIRST READING ONLY a revision of the Lake Austin Watershed Ordinance to change commercial impervious cover limitations from 65% to 50%; City Attorney is to come back next week concerning grandfathering and preliminaries filed. (7-0 Vote)

## TAXICAB FRANCHISE

Council had before them for consideration the granting of a Taxicab Franchise to Greater Austin Transportation Company dba American Cab Company and authorizing operation of 100 vehicles.

Motion

The Council, on Councilmember Urdy's motion, Councilmember Duncan's second, voted to bring this item back on December 13, 1984 for first reading only. (6-0 Vote, Councilmember Rose was out of the room.)

## NORTHWEST GROWTH MANAGEMENT PLAN

Council had before them for consideration an ordinance establishing the Northwest Growth Management Plan. City Manager Carrasco reported on the plan. Norman Standerfer, Planning and Growth Management, went over the report prepared by staff.

Joe Beal, Espey-Huston, had serious concerns, he said, about the plan when first presented.

Mr. Martinez said not enough area is set aside for schools.

Jay Powell spoke about impervious cover.

Charles Mitchell said 6 months is needed to let people adjust their businesses.

Michael Hebert, representing investors with small area of land, said they are half way through the process. The land is on RM 2222

## HEARING - (Continued)

Bob Richardson pointed out that the latest report on the area has different numbers from the first report.

Rudi Robinson, real estate appraiser, pointed out that as land prices go up, rents go up, therefore, density is increased to pay that kind of rent.

Judy Walker, North Oaks Neighborhood Association, said a land plan is needed.

Jeryl Hart said the plan is a good one.

Terry Irion, representing owners of Goldwater PUD of 224 acres, said they have been caught in all the regulations. Now, he said, because of the proposal, they no longer have a project and feels it is not fair.

Charles Webb discussed his subdivision and wants grandfather clause information.

John Noell spoke about land use.

Jim O'Donnel, Northwest Oaks Neighborhood Association, said a plan is really needed.

Chuck Sexon supports the plan but has concerns for the ecology. He says there are some species in the area that are on the endangered list and wants to help them be preserved.

Motion

The Council, on Councilmember Duncan's motion, Mayor Pro Tem Trevino's second, waived the requirement for three readings and finally passed an ordinance adopting the Northwest Growth Management Plan in concept. (7-0 Vote)

Councilmember Rose stated that those areas already approved and platted are not a part of the study.

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Councilmember Rose left the Council Chamber at 7:35 p.m. and did not return.

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## EXECUTIVE SESSION

Mayor Mullen announced Council would go into Executive Session pursuant to Article 6252-17, Texas Revised Civil Statutes Annotated, to discuss the following matters, and after such closed or executive session, any action to be taken will be done in open meeting.

a. Board and Commission Appointments - Section 2, Paragraph g.

b. Pending Litigation

- (1) Carpenter, et al v. City of Austin. (Limited Purpose Annexation Litigation) Section 2, Paragraph e.
- (2) Discuss Houston Lighting and Power Company, et al vs Brown and Root, et al in Matagorda County, and City of Austin vs Houston Lighting and Power Company in Travis County - Section 2, Paragraph e.

## RECESS

Council recessed its meeting at 8:15 p.m. for an executive session and resumed its recessed meeting at 9:00 p.m.

## PLANNING COMMISSION APPOINTMENT

The Council, on Councilmember Shipman's motion, Councilmember Duncan's second, appointed Mary Arnold to serve on the Planning Commission. (6-0 Vote, Councilmember Rose absent)

## ZONING HEARINGS

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

C14-84 290	TONY BROWNING By Donna Kristaponis	1510 East 4th Street	From "B" 2nd H&A To "C" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14-84 347	ROB ROY NORTH LIMITED By David Ambrust	8100 R.M. 2244	From Interim "A" 1st H&A To "A-2" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C148-84 028	HILLTOWN PUD By The Prewitt Company	Valburn Drive	From Interim "AA" 1st H&A To PUD-Residential <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14 h-84 017	HILL-SEARIGHT HOUSE By Gerald A. McReynolds	410 E. Monroe	From "A" 1st H&A To "A-H" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>

## ZONING - (Continued)

C14h-84 015	KREISLE BUILDING By Barbara Owens	400 E. 6th Street	From "C-2" 4th H&A To "C-2-H" 4th H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14-84 335	LINE ENTERPRISES, INC. By David Ambrust	6726 Bee Cave Road	From Interim "AA" 1st H&A To "O-1" 1st H&A <u>RECOMMENDED (as amended)</u> <u>GRANTED AS RECOMMENDED</u>
C14r-84 264	RUSSO PROPERTIES By David Ambrust	1000 I.H. 35 North 700 E. 10th Street 701 E. 11th Street	From "C" 4th H&A To "C-2" 4th H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14 -84 279	BOBBY & SEQUITA CORDELL	5408 Fiskville Rd.	From "A" 1st H&A To "C" 1st H&A <u>RECOMMENDED "C" 1st H&amp;A</u> subject to dedication of up to 30' of right-of-way from centerline of Middle Fiskville Road. <u>GRANTED AS RECOMMENDED</u>
C14-84 322	ROGER D. LESSIN By Marc Hall	605 Nelray Blvd.	From "A" 1st H&A To "B" 1st H&A <u>RECOMMENDED subject to</u> 30' of right-of-way from centerline of Nelray Blvd. <u>GRANTED AS RECOMMENDED</u>
<u>PASSED ON EMERGENCY BASIS</u>			
C14-84 326	JAY TAPP By John Bolt Harris	4000-4106 Todd Lane	From Interim "A" 1st H&A To "DL" 1st H&A <u>RECOMMENDED "DL" 1st H&amp;A</u> subject to dedication of up to 80' of right-of-way for the extension of Business Center and up to 60' of right-of-way from centerline of Todd Lane. <u>GRANTED AS RECOMMENDED</u>
C14 -84 348	SANDRA A. COOPER By C. R. Pope	4005 Manchaca Road	From "A" 1st H&A To "O" 1st H&A <u>RECOMMENDED "O" 1st H&amp;A</u> subject to dedication of up to 45' of right-of-way from centerline of Manchaca Road. <u>GRANTED AS RECOMMENDED</u>

## ZONING - (Continued)

C14r-84 349	STALONG CORP. By Ford Smith	11545 Research Blvd.	From Interim "A" 1st H&A To "GR" 1st H&A RECOMMENDED "GR" 1st H&A subject to dedication of up to 35' of right-of-way from centerline of Angus Road, grant variance to PRA Ordinance requiring that driveways be located 200' apart. <u>GRANTED AS RECOMMENDED</u>
C148-84 029	EXECUTIVE CENTER PUD By Doerring Development Co.	U.S. 183 & Jollyville Road 10700 Research Blvd.	From "O" 2nd H&A To PUD Mixed Use RECOMMENDED subject to an additional commitment for Water and Wastewater should be required prior to passage of the zoning change ordinance. <u>GRANTED AS RECOMMENDED</u>
C14-84 252	GOULD/SHINDER INTERESTS By Ron D. Beard	3321 Bee Caves Road	From Interim "AA" 1st H&A To "O-1" 1st H&A RECOMMENDED "O-1" 1st H&A subject to dedication of up to 50' of right-of- way from centerline of Bee Caves Rd., and up to 35' of right-of-way on Bullan Rd., may be needed to provide access to site, and sub- ject to restrictions sub- mitted to the Planning Commission and agreed to by the neighborhood. <u>GRANTED AS RECOMMENDED</u>
<u>NEIGHBORHOOD WILL REVIEW THE RESTRICTIVE COVENANT PRIOR TO PASSAGE OF ORDINANCE</u>			
C14 -84 273	JOHNNY E. HYDE, ET AL By Johnny E. Hyde	1301-1313 Montopolis 6305-6311 Porter St., Rear of 1306-1308 Vargas	From "C-2", "GR", "A" 1st H&A To "C" 1st H&A RECOMMENDED "C" 1st H&A noting that future uses are not to have a greater intensity than bakery, sheet metal or cabinet making shop, subject to dedication of up to 30' right-of-way from the centerline of Porter Street. <u>GRANTED AS RECOMMENDED</u>

## ZONING - (Continued)

C14 -84 309	PATTON, LONG, FINKLEA, INC. By David B. Ambrust	5500-6000 Block of Capital of Texas Highway North	From "AA" & Interim "AA" 1st H&A To "O-1" 1st H&A RECOMMENDED "O-1" 1st H&A waiver setback requirements from Loop 360 Ordinance. <u>GRANTED AS RECOMMENDED</u>
C14 r-83 084	TEEFLE PROPERTIES, 6633 U.S. 290 East INC & 1408 Wheless Lane By Jim Beauchamp		Ordinance Amendment for Site Plan RECOMMENDED subject to staff recommendations and and ordinance requirements. <u>GRANTED AS RECOMMENDED</u>
	<u>PASSED ON EMERGENCY BASIS</u>		
C14 r-84 328	LARRY NIEMANN	13844, 13850, 13858, & 13862 U.S. 183 N.	From Interim "AA" 1st H&A To "C" 2nd H&A RECOMMENDED "C" 1st H&A as amended subject to 150' of right-of-way from center- line of U.S. 183 North. <u>GRANTED AS RECOMMENDED</u>
C14 -84 337	MIKE W. CORNETT By T.J. Morton	1015-1105, 1107-1117 Wm. Cannon Dr, 6801- 6805 & 6800-6804 Mt. Carrell Drive	From Interim "A" 1st H&A To "GR" 1st H&A RECOMMENDED "GR" 1st H&A subject to deed restric- tion to proposed use <u>GRANTED AS RECOMMENDED</u>
	TIED TO SITE PLAN		
C14 -84 302	SOUTH CREEK SOUTH JOINT VENTURE By Charles D. Primeaux	6809-7005 Bluff Springs Rd. & 1800-1812 Blue Meadow Drive	From Interim "A" 1st H&A To "BB" 2nd H&A RECOMMENDED "BB" 1st H&A limited to "A-2" density and subject to 35' of right-of-way from center- line of Bluff Springs Road and deletion of dumpsters from the mobile home units. <u>GRANTED AS RECOMMENDED</u>
C14 -83 277	ROYCE WITTE & MITTE CHIRPICH By Jodi G. Williamson	3416-3418 Duval Rd.	From Interim "AA" 1st H&A To "A-2" 1st H&A RECOMMENDED "A-2" 1st H&A subject to 35' of right-of- way from centerline of Duval Rd. and 60' right-of-way from centerline of Parmer Lane. <u>GRANTED AS RECOMMENDED</u>

## ZONING - (Continued)

- C14 -84 LAMAR SAVINGS 309-321 W. 7th, From "C" 4th H&A  
342 ASSOCIATION 617-619 Guadalupe To "C-2" 4th H&A  
By David Ambrust RECOMMENDED "C-2" 4th  
H&A subject to ordinance  
requirements, department  
recommendations Nos 2, 3  
& 4, delete the Skywalk.  
GRANTED AS RECOMMENDED
- C14 -84 PHIL D. WILLIAMS 200-320 Willow From "C" 2nd H&A  
354 By William H. 90-98 1/2 Trinity To "C" 4th H&A  
Bingham 90-99 1/2 San Jacinto RECOMMENDED "C" 4th H&A  
91-99 1/2 Brazos subject to site plan  
along with the street  
vacation request, pro-  
vision of 140' boulevard  
type of parking and land-  
scaping along Trinity &  
Brazos to be used by the  
public only (not for the  
proposed project use and  
the design should strongly  
emphasize the public access  
and flow through the hotel  
structure on the lake).  
GRANTED AS RECOMMENDED
- C14-84 GENE NAUMAN 2000 & 2100 Blocks From Interim "A" 1st H&A  
312 By T.J. Morton of Wm. Cannon Dr. To Tr 1 "B" 1st H&A  
Tr 2 "BB" 1st H&A  
Tr 3 "LR" 1st H&A  
RECOMMENDED "BB", "B" and  
"LR" 1st H&A  
GRANT AS RECOMMENDED, NO BUILDING IN 100 YEAR  
FLOOD PLAIN, TIE MULTI-FAMILY DEVELOPMENT TO  
A SPECIAL PERMIT IF IT IS DEVELOPED UNDER CURRENT  
STANDARDS, WHICH WOULD MEAN PRIOR TO MARCH OF  
1986 AFTER THAT IT WOULD BE DEVELOPED UNDER  
NEW STANDARDS AND WOULD REQUIRE A SITE PLAN

Marie Gaines pointed out that dedication of right-of-way on William Cannon Drive can be handled at time of subdivision.



12/6/84

- C14 -84 MR. JAY TAP 4410 Todd Lane From Interim "A" 1st H&A  
325 By John Bolt Harris To "DL" 1st H&A  
RECOMMENDED (as amended)  
"DL" 1st H&A subject to 60'  
right-of-way from center-  
line of Todd Lane.  
GRANTED AS RECOMMENDED
- C14 -84 INDUSTRIAL 1800-1810 E. 4th St. From "B" 2nd H&A  
320 LAMINATES CORP. To "D" 2nd H&A  
By Robert D. Kelly RECOMMENDED "D" 2nd H&A  
subject to site plan  
approval and 30' of right-  
of-way from centerline of  
4th Street.  
GRANTED AS RECOMMENDED
- C14 -84 MATT MATHIAS, Riverside Drive at From Interim "A" 1st H&A  
310 ET AL Frontier Valley Road To "DL" 1st H&A  
By T. J. Morton NOT RECOMMENDED  
RECOMMENDED "C" 1st H&A  
from Lawrence Street to  
the north, "B" 1st H&A  
from Lawrence Street to the  
south, subject to a 50'  
buffer on the west and  
north property lines and  
subject to dedication of  
up to 35' of right-of-way  
from centerline of Frontier  
Valley and up to 60' of  
right-of-way from center-  
line on E. Riverside Drive.  
GRANTED AS RECOMMENDED
- C14 -84 NASH PHILLIPS- 6903, 6707, 7003 & From Interim "AA" 1st H&A  
286 COPUS, INC. 7007 Brodie Lane To "GR" 1st H&A  
By John M. Joseph 6905-6907, 7000- NOT RECOMMENDED  
7005 & 7100-7101 RECOMMENDED "GR", "O-1" &  
Stirrup Bend "AA" 1st H&A to be dedi-  
cated as parkland for public  
and maintained by the ap-  
plicant plus right-of-way  
dedication of 70' for  
Stirrup Bend, 50 ft right-  
of-way from centerline of  
Brodie Lane.  
GRANTED AS RECOMMENDED

## ZONING - (Continued)

C14r-84	WILLIAM T. GUNN,	601 Westlake High	From Interim "AA" 1st H&A
340	III & BUDDY DRUDEN Drive		To "LR" & "O-1" 1st H&A
	By Richardson/		NOT RECOMMENDED
	Verdoorn		RECOMMENDED "AA" 1st H&A
			<u>GRANTED AS RECOMMENDED</u>
C14 -84	LINE ENTERPRISES	6438 Bee Cave Road	From Interim "AA" 1st H&A
336	By David Ambrust		To Tr. 1 "GR" 1st H&A
			Tr. 2 "C-2" 1st H&A
			NOT RECOMMENDED
			RECOMMENDED "C-2" for
			building foot print and
			"O-1" for balance of tract.
			<u>GRANTED AS RECOMMENDED</u>
C14-84	MORGAN L. PEARCE,	1610 San Antonio	From "O" 2nd H&A
323	TRUSTEE		To "C-2" 2nd H&A
	By Donna		<u>GRANTED AS RECOMMENDED</u>
	Kristaponis	5-0 Vote, Councilmember	
		Spaeth abstained, Councilmember Rose absent	
C14-84	TEXAS PROPERTIES	1410 Pleasant Valley	From "GR" 1st H&A
344	By T. J. Morton	Road	To "C-2" 1st H&A
			<u>GRANTED AS RECOMMENDED</u>
C14-84	GREYSTONE IV, LTD.	7010 MoPac	From "O" 1st H&A
332	By David Ambrust		To "O" 2nd H&A
			<u>GRANTED AS RECOMMENDED</u>
C14-84	JERRY D. ANGERMAN,	3423 & 3425 Minnie	From "A" 1st H&A
281	JAMES H. JOHNSON	Street	To "GR" 1st H&A
	& JACK GORMAN	7701-7703 Brodie Ln.	
			<u>GRANTED "LR" 1ST H&amp;A, SUBJECT TO 50' RIGHT-OF-WAY</u>
			<u>DEDICATION FROM CENTER LINE OF BRODIE</u>
C14 -84	WESTGATE BUILDING	2618-2620 Lazy Oaks	From "A" 1st H&A
283	PARTNERSHIP	7001-7003 Westgate	To "O-1" 1st H&A
	By Adrian M.	Boulevard	<u>GRANTED AS RECOMMENDED</u>
	Overstreet		

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

## WATER AND WASTEWATER APPROACH MAINS

Council had before them resolutions to approve three water and wastewater approach mains. The following motions were made:

## APPROACH MAINS - (Continued)

Motion

The Council, on Councilmember Spaeth's motion, Mayor Mullen's second, adopted a resolution approving the following water and wastewater approach mains (6-0 Vote, Councilmember Rose absent)

CHARLES F. SMITH

- Water Approach Main to include approximately 550 acres of residential and commercial development for the Dessau 550 Tract. The applicant will cost participate with Northtowne MUD on the construction of the required 48-inch Dessau Road Transmission Main, on the basis of the Approach Main Oversize formula. No City Cost Participation.

Motion

The Council, on Councilmember Duncan's motion, Councilmember Spaeth's second, adopted a resolution approving the following water and wastewater approach mains: (6-0 Vote, Councilmember Rose absent)

CHARLES F. SMITH

- Wastewater Approach Main to include approximately 550 acres of residential and commercial development for the Dessau 550 Tract, subject to completion of the Big Walnut Creek Interceptor, and approval of an extended discharge permit for the Walnut Creek Treatment Plant. The applicant will cost participate with Northtowne MUD on the construction of the required lift station, force main and associated gravity main, on the basis of the approach main oversize formula. No City Cost Participation.

JOHN NOELL

- Wastewater Approach Main to include approximately 115.46 acres of commercial development for the Zale-Kruger Tract. A percentage of the total cost of the Upper Shoal Creek Interceptor (as part of the Zale-Kruger Water Improvements) will apply. No service connection will be allowed until the Upper Shoal Creek Interceptor is approved by the City Council and constructed, and approval is obtained for an extended discharge permit for Walnut Creek Wastewater Treatment Plant.

## BOAT DOCK REQUESTED

The Council, on Councilmember Spaeth's motion, Mayor Mullen's second, adopted a resolution to approve an appeal of Parks and Recreation Board action concerning a request from Mr. Gordon McNutt for construction of a single slip, covered boat dock on Lake Austin, with a variance of 5' from his neighbor and dock to be 14'. (6-0 Vote, Councilmember Rose absent)

## ZONING HEARINGS

Mayor Mullen announced Council would resume zoning hearings. Council heard, closed the public hearings, and instructed the City Attorney to draw the necessary ordinances for the following cases:

C14-84 BRYAN KASTLEMAN 4402 Barrow  
287 By Robert W. Moore  
Jr.

From "BB" 1st H&A  
To "A" 1st H&A  
RECOMMENDED "A" 1st H&A  
noting that no modifications  
are to be made to the 100 year  
flood plain of Waller Creek.  
GRANTED AS RECOMMENDED

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

C14-84 A & H INVESTMENTS 8204 Brodie Lane  
341

From Interim "A" 1st H&A  
To "LR" 1st H&A  
RECOMMENDED "LR" 1st H&A  
subject to dedication of  
up to 50' of right-of-way  
from centerline of Brodie  
Lane.  
GRANTED AS RECOMMENDED  
APPLICANT TO BRING IN  
FIELD NOTES

(On Councilmember Duncan's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Rose absent.)

C14 -84 M.D. THOMPSON 7405-7409 S. Congress  
262 By Orine Hoag

From Interim "AA" 1st H&A  
To "C" 1st H&A  
RECOMMENDED "C" 1st H&A, no  
curb cuts along Circle S Rd.,  
no T.I.A. or right-of-way is  
required.  
GRANTED AS RECOMMENDED.  
APPLICANT SUBJECT TO DEDICA-  
TION OF RIGHT-OF-WAY

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

## ZONING HEARINGS - (Continued)

C14 -84 TRISOURCE AUSTIN 6717 Circle S. Road  
319 SOUTH POINT ASSN.  
By Dick L. Simmons

From "DL" 1st H&A  
To "B" 1st H&A  
RECOMMENDED "A-2" 1st H&A  
subject to 35' of right-  
of-way from centerline of  
Circle S. Road.

GRANTED "B" SUBJECT TO  
RIGHT-OF-WAY DEDICATION

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

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C14 -84 SHANNON ECKOLS 3510 Clawson  
330

From Interim "A" 1st H&A  
To "A-2" 1st H&A  
RECOMMENDED "A-2" 1st H&A  
subject to right-of-way on  
Clawson.

GRANTED AS RECOMMENDED

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

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C14 -84 JOHN C. & FRANCIS 9000 Brown Lane  
345 J. BLOCKER  
By Cunningham &  
Graves

From Interim "AA" 1st H&A  
To "DL" 1st H&A  
NOT RECOMMENDED  
RECOMMENDED "O" & "DL"  
1st H&A subject to 40' of  
right-of-way on Brown and  
Ferguson and no metal bldgs.  
GRANTED "DL"

(On Councilmember Spaeth's motion, Mayor Pro Tem Trevino's second, 5-1-0 Vote,  
Councilmember Shipman voted No, Councilmember Rose absent.)

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C14 -84 CLYDE H. TURNER 310 & 404 Alpine  
333 By Jeff Henley Road

From "A" 1st H&A  
To "B" 1st H&A  
NOT RECOMMENDED  
RECOMMENDED "BB" 1st H&A  
save and except a 25' strip  
of "A" 1st H&A along rear  
property line, site plan  
approval, and 30' of right-  
of-way from centerline of  
Alpine Drive.

GRANTED & TAKE OUT 25' STRIP OF "A" ALONG REAR PROPERTY LINE

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

## ZONING (Continued)

C14 -84 WESTENFIELD 2701-2709 Bowman Ave. From "A" & "O" 1st H&A  
 311 DEVELOPMENT CO. 2408-2414 Exposition To "LR" 1st H&A  
 By T. J. Morton 3206-3210 Windsor NO RECOMMENDATION  
 Boulevard

GRANTED AS RECOMMENDED, TIED TO THE REVISED SITE PLAN;  
 "LR" ZONING BE TIED TO THE BUILDING ONLY, THE FOOTPRINT  
 OF THE BUILDING, THAT ALL ADJACENT LAND BE ZONED "O-1"  
 FOR PARKING, THAT ALL "C" ZONED LAND ON THE SITE BE ROLLED  
 BACK TO "LR" AND THAT INCLUDES THE TARRYTOWN TEXACO, THAT  
 THERE BE NO CURB CUTS ON BOWMAN, THERE WILL BE A MASONRY  
 FENCE ON THE WEST SIDE OF THE PROPERTY WITH A MINIMUM OF  
 A 12' BUFFER BETWEEN THE PROPERTY LINE AND THE PARKING,  
 THAT THE ENTIRE BLOCK ON THE EAST SIDE OF EXPOSITION,  
 WHICH IS OWNED BY APPLICANT, AND IS NOW ZONED "C"  
 BE ROLLED BACK TO "GR", AND THAT ALL THE PROVISIONS AS  
 SUBMITTED BY THE APPLICANT BE TIED TO THE ZONING, THAT THE  
 RESTRICTIVE COVENANT WOULD INCLUDE A PROVISION THAT ANY  
 AMENDMENT WOULD REQUIRE A THREE-FOURTHS VOTED OF THE  
 COUNCIL, IF A VALID PETITION OPPOSING THE AMENDMENT EXISTS;  
 "LR" ZONING WILL BE ON THE BUILDING ONLY THAT PROHIBITS  
 ANY SIGN OTHER THAN BERM SIGN, ON THE PROPERTY.

(On Councilmember Shipman's motion, Councilmember Duncan's second,  
 5-0 Vote, Councilmember Spaeth out of the room, Councilmember  
 Rose absent.)

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Zoning Applications Denied or Postponed

C14-84	CITY OF AUSTIN	West of MoPac RR; SW	From Interim "AA" 1st H&A
376	OFFICE OF LAND	Intersection of	To "D" 3rd H&A
	DEVELOPMENT	Proposed MoPac and	RECOMMENDED "D" 3rd H&A
	SERVICES	Proposed Braker Lane	subject to dedication of
		Extensions	MoPac right-of-way.
			<u>PULLED OFF AGENDA</u>

(During consent motion, Councilmember Duncan's motion, Mayor Mullen's second,  
 6-0 Vote, Councilmember Rose absent)

X14-84	TRAVIS R. PHILLIPS	11607 Bell Avenue	From "AA" 1st H&A
316	& ADON SITRA		To "A-2" 1st H&A
	By Travis R. Phillips		RECOMMENDED "A-2" subject
			to 20' strip of "AA" to
			the south and retaining
			structure.
			<u>POSTPONED TO 1/10/85 AT 4 P.M.</u>

12/6/84

## ZONING - (Continued)

C14-84 ESTATE OF ETHEL  
105 BELLE BROWN  
By Robert Olvera

502-504 W. 38th St.

From "A" 1st H&A  
To "O-1" 1st H&A  
RECOMMENDED "O-1" 1st H&A  
subject to 40' right-of-  
way from centerline of  
West 38th Street, tied to a  
a 5,600 sq. ft. building,  
limited to professional,  
administration, business  
offices and no financial  
offices.

POSTPONED TO 1/10/85 AT 4 P.M.

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

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C14-84 MERLE S. BROWER  
350 By Anthony Spears

4140 E. 12th Street

From Interim "A" 1st H&A  
To "BB" 1st H&A  
RECOMMENDED "BB" 1st H&A  
subject to 45' of right-of-  
way from centerline of East  
12th Street.

POSTPONED UNTIL DRAINAGE STUDY, TIA AND SITE  
PLAN IS COMPLETE

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

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C14-84 LARRY STRICKLAND, 501 & 503 East  
235 TRUSTEE Riverside Drive  
By Donna  
Kristaponis

From "B" 1st H&A  
To "O" 1st H&A  
NOT RECOMMENDED  
RECOMMENDED "O-1" 1st H&A  
subject to a site plan,  
prohibit access to Sunny Ln.

INDEFINITE POSTPONEMENT

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

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## ZONING - (Continued)

C14h-75 J. P. SCHNEIDER 401 West 2nd Street From "C-2-H" 4th H&A  
 014 STORE To "C-2" 4th H&A  
 By City of Austin NOT RECOMMENDED

POSTPONE UNTIL OFFICE COMPLEX  
 DEVELOPMENT TEAM IS CHOSEN

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

C14 -84 JOSEPH-JOSEPH- 707-709 Nelray From "B" 1st H&A  
 288 WILLIAMS To "C" 1st H&A  
 By B. Tuckey  
 Devlin

POSTPONED TO 12/13/84 AT 4 P.M.

C14 -84 SRMP, LTD. 1701-1709 Lavaca From "C" 3rd H&A  
 293 By Martin L. 1700-1704 Colorado To "C" 4th H&A  
 Camp 200-216 W. 17th St.

POSTPONED UNTIL 12/20/84 AT 4 P.M.

C14 -84 DAMON-BROWN- 1110 E. 32nd Street From "A" 1st H&A  
 292 PIERCE, INC. To "O-1" 1st H&A  
 By Donna  
 Kristaponis

POSTPONED UNTIL 12/20/84 AT 4 P.M.

C14 -84 GARY E. QUALLE 813-815 Stark From "A" 1st H&A  
 284 & DARYL A. To "O-1" 1st H&A  
 OSTRANDER DENIED

(ON COUNCILMEMBER DUNCAN'S MOTION, MAYOR MULLEN'S  
 SECOND, 6-0 VOTE, COUNCILMEMBER ROSE ABSENT)

(On Councilmember Shipman's motion, Mayor Pro Tem  
 Trevino's second, 5-0 Vote, Councilmember Spaeth out  
 of the room, Councilmember Rose absent.)

C14-84 NORTHEAST Rear of 7000-7104 From "A" 1st H&A  
 346 TERRITORY JOINT Millrace To "B" 1st H&A  
 VENTURE Rear of 5303-5605  
 By Paul Harris Purple Sage

RECOMMENDED  
 "B" 13 lots on south  
 portion of tract  
 "A" on remainder

POSTPONED TO DECEMBER 20, 1984 AT 4 P.M.

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



## ZONING HEARING

During the zoning hearings, Council heard the following case, closed the public hearing, granted and instructed the City Attorney to draw the necessary ordinances.

C14r-83	STEVE SCOTT	17310 N. IH-35	From Interim "AA" 1st H&A
270	By John Joseph		To "C" 3rd H&A
			<u>GRANTED AS RECOMMENDED</u>

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

## CITY MANAGER REPORTS

City Manager Carrasco presented reports on the following:

1. Short-Term Transportation Improvements
2. Fire Station Design
3. New Telephone System
4. Development of the Downtown Area North of 15th Street
5. Principal Roadway Areas
6. Northwest Growth Management Plan

## ADJOURNMENT

Council adjourned its meeting at 12:05 p.m.