



Austin City Council MINUTES

For

OCTOBER 7, 1982 -- 1:00 P.M.

Council Chambers, 301 West Second Street, Austin, Texas

City Council

Carole Keeton McClellan
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Larry Deuser
Roger Duncan
Richard Goodman
Ron Mullen
Charles E. Urdy

Nicholas M. Meiszer
City Manager

Grace Monroe
City Clerk

Memorandum To:

Mayor McClellan called the meeting of the Council to order at 1:00 p.m., noting the absence of Councilmembers Duncan, Urdy and Deuser who arrived at 1:10, 1:11 and 1:12 respectively.

INVOCATION

The Invocation was given by Reverend Dean R. Busboom, Faith Lutheran Church.

CONSENT RESOLUTIONS

The Council, on Mayor Pro Tem Trevino's motion, Mayor McClellan's second, adopted the following motions in one consent resolution: (7-0 Vote)

Parking Lease

Renewed and extended the parking lease at 9th and Lavaca with Lavaca Associates.

Release of Easements

Approved the following release of easements:

- a. A 25' Drainage Easement between Lots 11 and 12, Block A, Wood Island Subdivision. (Requested by Sneed, Vine, Wilkerson, Selman and Perry)
- b. A 7.5' Public Utility Easement on Lot 15, Block A, Barton Hills Section 7, 1714 Bartoncliff Drive. (Requested by Dana Copp Building and Design)

RELEASE OF EASEMENTS - (Continued)

- c. A portion of a Drainage Easement recorded in Volume 6469, Page 249 of the Travis County Deed Records and located on Lot 5, Block G, Woodstone Village Section III, 7907 Wakefield Drive. (Requested by the Rippy Surveying Company)
- d. Telephone, Electrical and Guywire Easements recorded in Volume 3815, Page 2151, Volume 3489, Page 867, Volume 4049, Page 796 and Volume 1337, Page 198 of the Travis County Deed Records. (Requested by Graves, Dougherty, Hearon and Moody)
- e. A portion of a blanket Electric and Telephone Easement of record in Volume 682, Page 569 of the Travis County Deed Records. Said Portion to be released being 25.447 acres out of the Lockheed Tract. (Requested by Metcalfe Engineering Company, Inc.)
- f. A portion of a 30' Drainage Easement recorded in Volume 2882, Page 459 of the Travis County Deed Records and located on Tracts 1A and 2A of the Mrs. A. B. Payton Estate Subdivision, 8801 McCann Drive. (Requested by Clark, Thomas, Winters and Shapiro)
- g. A portion of a Drainage Easement recorded in Volume 1541, Page 71 of the Travis County Deed Records and located on Tract A, Riverview Terrace. (Requested by Metcalfe Engineering Company, Inc.)
- h. A portion of 7.5' Public Utility Easement on Lot 19, Block C, Copperfield Section I Phase B, 12112 Sunderland Drive. (Requested by the Rippy Surveying Company)

LICENSE AGREEMENTS

Approved entering into the following License Agreements to allow:

- a. The encroachment of project construction signs into the right-of-way adjoining Block 70, Original City of Austin, 600 Congress Avenue. (Requested by Rust Properties)
- b. The encroachment of a fire escape into the public right-of-way adjoining Lots 5 and 6, Block 82, Original City of Austin, 702 Colorado. (Requested by Mr. Herb Goodman of Rust Properties)
- c. The modification and restoration of the existing stone wall adjoining Lots 3 and 4, Enfield D, #2 Niles Road, (Requested By Holt, Fatter and Scott, Inc.)

Capital Improvements Program

Selected the professional hydrologic and hydraulic study services of Espey Huston in connection with Austin's Flood Early Warning Systems. CAPITAL IMPROVEMENTS PROGRAM No. 82/83-03.

Approved Community Facilities Contract for Participation in Bridges and Culverts - New subdivisions in the total amount of \$468,627.46 for the construction of a bridge on Brush Country Road over Williamson Creek. (C.I.P. No. 82/62-13)

Contracts Approved

Approved the following contracts:

- | | |
|--|---|
| a. STIEFER PAINTING & CONTRACTING COMPANY, INC.
P. O. Box 9924
Austin, Texas | - CAPITAL IMPROVEMENTS PROGRAM -
Addition and Renovations to
Ridge Oak Communications
Building, Public Works Department
\$47,333.00 C.I.P. No. 82/83-02 |
| b. FRANK LIMON AND SONS, INC.
P. O. Box 6310
Austin, Texas
(MBE) | - CAPITAL IMPROVEMENTS PROGRAM -
East 6th and East 7th Street
Corridors, Phase I, Public Works
Department - \$14,960.50 C.I.P.
No. 82/62-19 |
| c. ALLIED CHAIN LINK FENCE COMPANY
8400 East Highway 290
Austin, Texas | - CAPITAL IMPROVEMENTS PROGRAM -
Galvanized Posts and Hardware,
Parks and Recreation Department
Items 1 thru 27 - \$16,133.46
C.I.P. No. 73/86-46 |
| d. Bid award: | - CAPITAL IMPROVEMENTS PROGRAM -
Pad-Mounted Transformers for
Commercial Distribution Applica-
tion, Electric Utility Department -
\$189,915.00 C.I.P. 82/15-01 |
| (1) TECHLINE, INC.
8750 Shoal Creek Boulevard
Austin, Texas | - Items 1 thru 4 - \$128,400.00 |
| (2) BESCO, INC.
1616 West 5th Street
Austin, Texas | - Item 5 - \$35,150.00 |
| (3) SOUTHWAY ELECTRIC UTILITY
SERVICE
9705 Beck Circle
Austin, Texas | - Items 6 and 7 - \$26,365.00 |

CONTRACTS - (Continued)

- e. EXXON COMPANY, U.S.A.
1127 Springdale Road
Austin, Texas
- Turbine oil for Seaholm Units
7 and 8 and Holly Unit 4,
Electric Utility Department -
\$11,275.00
- f. Bid award:
- Repair parts, technical services
and other items necessary for
the disassemblies, inspections
and the repairs of turbines,
Electric Utility Department -
\$315,000.00
- (1) WESTINGHOUSE ELECTRIC CORP.
1455 W. Loop South 610
Houston, Texas
- Holly Units #2 & #3 - \$130,000.00
- (2) GENERAL ELECTRIC COMPANY
7100 Regency Square
Houston, Texas
- Holly Unit #4 - \$65,000.00
- (3) Authorization to award additional contracts in other items as
determined necessary, Holly Units #2, #3 and #4 - \$120,000.00
- g. Bid award:
- Coarse Paper Products, Purchases
and Stores Department
Six (6) Month Supply Agreement
Total \$72,683.00
- (1) BANCROFT PAPER COMPANY
2201 East 6th Street
Austin, Texas
- Items 12, 17 thru 21
- (2) CENTURY PAPER, INC.
10205 Metropolitan
Austin, Texas
- Items 2, 4, 5, 7, 16 & 22
- (3) GRAHAM PAPER COMPANY
825 West 1st Street
San Antonio, Texas
- Items 3, 8 & 9
- (4) LONE STAR PAPER COMPANY
210 East St. Elmo Road
Austin, Texas
- Items 1, 6 & 13
- (5) MONARCH PAPER COMPANY
3911 East Woodward
Austin, Texas
- Items 11, 14 & 15

CONTRACTS - (Continued)

- h. TECHLINE, INC.
8750 Shoal Creek Boulevard
Austin, Texas - Traffic Signal Assemblies,
Purchases and Stores Department
Items 1 thru 10 - \$92,489.30
- i. WASHINGTON NATIONAL INSURANCE CO.
7540 LBJ Freeway
Dallas, Texas - Employee Dental Coverage -
Estimated total: \$754,920.00
- j. IN HOUSE SYSTEMS, INC.
94 West Wentworth Avenue
West St. Paul, Minnesota - Hospital Based Accounts Receivable
Management Service, Brackenridge
Hospital - Fee is 10% of receivables
collected. (Approved by Hospital
Board)

Councilmember Deuser requested a monthly progress report and review by Council after one year on Accounts Receivable Management Service.

Auction of Vehicles

Approved of disposal by auction method on October 9, 1982 surplus vehicles and vehicular communications equipment.

Item Pulled

Pulled for 30 days consideration of renewal of a contract between Brackenridge Hospital and the Pedernales Hospital Authority for the period of one year beginning October 1, 1982 thru September 30, 1983. (Approved by Hospital Board)

CDBG Funds

Authorized \$20,415.00 of CDBG funds for two (2) Standard Rehabilitation Loans and authorize staff to enter into appropriate contract.

Older American Act Funds

Authorized submission of a 6th year renewal application to the National Council of Senior Citizens for approximately \$325,000.00 in Title V Older American Act Funds.

Credit Union Funds

Approved a contract award for authorization to execute a contract with the East Austin Community Development Federal Credit Union for 7th Year CDBG funds in the amount of \$56,230 to provide continued administrative support to the agency.

Energy Efficiency in Business Seminar

Approved co-sponsoring an Energy Efficiency in Business Seminar with the Austin Chamber of Commerce and the Texas Energy and Natural Resources Advisory Council on October 19, 1982.

Item to be Brought Back

Consideration of authorizing Public Works Department to issue an RFP to provide for a remote sensing program in the Barton and Bull Creek Watersheds will be discussed October 14, 1982.

Public Hearings Set

Set public hearings on the following:

- a. An amendment to the Austin Metropolitan Roadway Area Roadway Plan to realign and extend Duval Road, including the addition of Amherst Drive for October 21, 1982 at 5:15 p.m.
- b. The proposed requests for additional taxicab permits from Harlem Cab Company, Roy's Taxi, and Yellow-Checker Cab Company will be heard on November 4, 1982 at 2:00 p.m.

Item Withdrawn

No public hearing was set on an appeal from Jerry L. Harris, attorney for Szymkowiak Properties Limited and Lehndorff Properties (USA) Ltd., of the Planning Commission's decision denying a Special Permit for a nightclub located at 2109 West Anderson Lane. C14p-82-046, because the appeal was withdrawn.

Resolution Opposing Discharge Permit

Approved opposition to Comanche Peak (Baseline Corporation) discharge permit.

Temporary Street Closing

Approved temporarily closing the parking lanes on the east and west curbs of West Park Drive from 4807 through 4907 West Park Drive from 6:00 a.m. until late evening daily on October 13, 14 and 15, 1982, as requested by Ms. Dede Clark, representing River Road Productions, to facilitate the filming of a motion picture.

Project Contracts

Amended the Montopolis and Govalle Project Contracts and authorized the City Manager to sign amended version.

Special Recognition

Mayor Pro Tem Trevino presented an honorary citizenship citation and keys to the City to Dario Elias, Information Officer, U.S. Embassy in Paraguay; and to Josele Garza, race car driver from Mexico City. Mr. Elias and Mr. Garza thanked the Mayor and Council for their thoughtfulness.

CONSENT ORDINANCES

The Council, on Councilmember Deuser's motion, Councilmember Goodman's second, waived the requirement for three readings and finally passed the following Ordinances in one consent motion: (7-0 Vote unless otherwise indicated)

Operating Budget Amendment

Amended the 1982-83 Operating Budget by:

- a. Accepting \$325,000.00 from the National Council of Senior Citizens in Title V Older American Act funds for the operation of the Senior Aides Project, employment of older adults. (Related to D-11)
- b. Accepting \$5,000.00 from the U.S. Department of Education (Basic Educational Opportunity Grant) for Brackenridge Hospital School of Nursing.
- c. Accepting \$35,000 General Operating Support Grant from the Institute of Museum Services to contract staff and purchase materials to maintain and enhance nature exhibits at the Austin Nature Center and Pioneer Farm.

Street Name Changes

Changed the names of the following streets:

- a. Beauford Ridge Drive to Beauford Drive
- b. Chenault Parkway to Brownie Drive

Code Changes

Amended Section 11-2-99 of the Austin City Code of 1981 by adding the following subsection (d) thereof:

<u>ON</u>	<u>FROM</u>	<u>TO</u>
Oakview Drive	145' east of Township Trail	245' west of Township Trail

Speed Limits

Amended Section 11-2-100 of the 1981 Austin City Code relating to speed limits on Rutland Drive.

Zoning Ordinances

Amended the following Zoning Ordinances to correct the legal descriptions:

- a. Ordinance No. 811007-K - Case No. C14-81-091
- b. Ordinance No. 780302-C - Case No. C14-77-180

Zoning Ordinances

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

LAYTON B. WILSON
By James H. Hollard
C14-81-167

807-811 Nueces &
517 W. 9th Street

From "B" 2nd H&A
to "O" 2nd H&A

CITY OF AUSTIN
PLANNING DEPARTMENT
C14r-82-097

9905-10001 Woodland
Village Drive

From "LR" 1st H&A
to "O-1" 1st H&A

(5-0 Vote, Councilmembers Mullen and Goodman
abstained.)

CLEVE M. EARLEY
C14-81-235

6715 Manchaca Road
& 1920 Bissel Lane

From Interim "A" 1st H&A
to "O-1" 1st H&A

ANNE COFRIN
BALDESCHWILER
By Steven A. Fleckman
C14-81-016

601-603 W. 8th Street
& 704-706 Nueces

From "O-H" 2nd H&A
to "GR-H" 2nd H&A

MANOR ROAD INVESTMENT
COMPANY
By B.G. Marroquin
C14-82-096

4611, 4701 & 4703
Manor Rd., rear of 4613,
4621 & 4705-4805 Manor
Road

From "B" & "O" 1st H&A
to "GR" 1st H&A

(5-0 Vote, Councilmembers Urdy & Goodman abstained)

Zoning Pulled

The following zoning ordinance was pulled off the agenda:

TRUMAN O. BROOKS
C14-82-064

5005 S. Congress
also bounded by
Wasson Road

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

ENVIRONMENTAL PROGRESS REPORT

Dr. Maureen McReynolds, Director, Office of Environmental Management, reviewed the Environmental Progress Report which is on file in the City Clerk's Office.

SECURITY FOR PARKS AND RECREATION FACILITIES

Mr. Ehrler, Director of Parks and Recreation, reported on Security Requirements for Leasing City Parks and Recreation Facilities. He said the requirements are two bonded security officers for 500 people and two Porta-Cans. For 1,000 people, they will additionally need one 600 square foot dumpster.

Councilmember Deuser said some creative solution to sound should be used to alleviate the noise complaints of surrounding neighbors when the parks and recreation facilities are used.

MINUTES APPROVED

The Council, on Councilmember Duncan's motion, Mayor McClellan's second, approved minutes for regular meetings for August 12, 26 and September 2, 1982; and Special Meetings of July 12, 13 and September 22, 1982. (7-0 Vote)

WATER APPROACH MAIN

The Council, on Councilmember Duncan's motion, Councilmember Urdy's second, authorized approval of the following Water Approach Main: (7-0 Vote)

ALSTON BOYD

- Water approach main to serve Long Canyon II Subdivision.
Estimated maximum cost \$485,000.
No City cost participation.

Stuart Henry, attorney, appeared before Council prior to the vote and said they agree to staff recommendations but will change from 600 to 640 units.

Mr. Carl Schwing, Director of Water and Wastewater, had recommended that Council not pass this today. He said there are other requests in that area and they should be merged so there is not a duplication. Councilmember Deuser said Alternate II would be preferable and would not duplicate lines.

RECESS

Council recessed at 1:55 p.m. and resumed its recessed meeting at 2:15 p.m.

ITEM POSTPONED

Council postponed until October 14, 1982 consideration of authorizing the City Manager to issue RFP for a Comprehensive Financial Study for the Water and Waste-water Utilities.

PUBLIC HEARING - SPICEWOOD SPRINGS ROAD RIGHT-OF-WAY

Mayor McClellan opened the public hearing set for 2:15 p.m. on vacating the following: Spicewood Springs Road right-of-way out of a tract conveyed to the City of Austin in Volume 6513, Page 523, 524 of the Travis County Deed Records. (Requested by Dr. I.H. Silberberg)

Mr. Richard Ridings, Director of Public Works, said everything is in order.

No one appeared to be heard.

Motion

The Council, on Councilmember Duncan's motion, Councilmember Mullen's second, closed the public hearing, waived the requirement for three readings and finally passed an ordinance vacating Spicewood Springs Road right-of-way out of a tract conveyed to the City of Austin in Volume 6513, Page 523, 524 of the Travis County Deed Records (7-0 Vote)

LEGISLATIVE ITEMS

The Council, on Councilmember Deuser's motion, Mayor McClellan's second, approved legislative items to be submitted to TML Resolutions Committee. (6-0 Vote, Mayor Pro Tem Trevino was out of the room.)

RECESS

Council recessed its meeting at 2:20 p.m. and resumed its recessed meeting at 3:00 p.m.

PUBLIC HEARING TO BE CONTINUED

Mayor McClellan opened the public hearing set for 2:30 p.m. on an appeal from Mr. William J. Scudder representing Lamar & Rundberg, Ltd., on a Special Permit for the Villas Apartment Complex. C14p-81-054.

Motion

The Council, on Councilmember Duncan's motion, Councilmember Goodman's second, voted to continue the public hearing on November 4, 1982 at 5:30 p.m. (7-0 Vote)

PARADE PERMITS

The Council, on Councilmember Goodman's motion, Mayor McClellan's second, approved the following parade permits: (7-0 Vote)

1. Mr. James Bunshnick's request for McCallum Student Council, from 7:50 a.m. to 8:25 a.m., Friday, October 15, 1982 beginning from Sunshine Drive to Houston, right on Houston to Grover, right on Grover to end at Veteran Field Parking Lot on Grover.

2. Mr. Walter Wendlandt's request for Texas A&M University from 9:30 a.m. to 11:00 a.m., Thursday, November 25, 1982, beginning from East 3rd and Congress Avenue north on Congress Avenue, west on 11th Street, north on Colorado.

ELECTRIC RATES DISCUSSED

Mr. James H. Phillips appeared before Council to present alternatives to Proposal 7 electric rate structures.

VILLA CONDOMINIUMS DISCUSSED

Mr. Marcos DeLeon appeared before Council to discuss the Rainey Area Neighborhood Association's views of the Villas Condominiums. He asked the effect on them because of the emergency fire exit granted for the Villas. Mr. Richard Ridings, Director of Public Works, said the emergency fire access through the street and bridge yard was necessary. The Villas will provide a fire hydrant, which will be necessary. The normal standard procedures were followed in order to gain the access. Mr. Lonnie Davis, Director of Building Inspection, said that the Villas either had to have ingress/egress or sprinklers. By granting the ingress/egress the City gained a fire hydrant and a hike and bike trail.

COMMERCIAL BANNERS DISCUSSED

Ms. Susan Peterson appeared before Council to speak against commercial banner signs with recommendation for policy changes. She said she thinks banners should be for a public event and not to advertise commercial endeavors.

Mr. Peterson, Acting Director, Electric Department, said they recommend the banner be hung for four weeks per location, per activity in any 12 month period.

Councilmember Deuser said he feels it is not appropriate to have commercial banners hung in the City. Councilmember Duncan said the ordinance concerning banners should be re-drafted. Councilmember Mullen suggested the new ordinance should give the staff direction how to enforce so banner permits need not be brought to Council.

At this point, Councilmember Deuser said parade permits and banner permits should be listed as separate items under Citizen Communication rather than having two or three listed under a number. Councilmember Duncan asked that an item be

put on next week's agenda to discuss the procedure for parade permits.

CITIZEN DID NOT APPEAR

Mr. Scott Harrington, Event Chairman, University of Texas Cowboys, who had requested a sound permit until 11:30 p.m., Thursday, October 28, 1982 at Fiesta Gardens, did not appear because the event has been cancelled.

SOUND PERMITS DISCUSSED

Mr. John Flato appeared before Council to request changes be made in the City Ordinance regarding sound permits. He said there is a band that plays so loud at 2703 Rio Grande every Sunday that students who live in the surrounding area cannot pursue an enjoyable life or do their studying. He said the sound ordinance has no restrictions concerning decibels of sound.

Council agreed this should be studied and requested next week's agenda contain a revised sound ordinance and an ordinance establishing a temporary moratorium on the issuance of certain sound amplification permits.

WESTERN DANCE

The Council, on Councilmember Goodman's motion, Mayor Pro Tem Trevino's second, approved the request of Ms. Dianne Hill, representing the Austin-Travis County Livestock Show, for permission for the sale of beer at the Western Dance on Auditorium Shores on March 19 and 20, 1983 (March 20th alternate date) (6-0 Vote, Councilmember Mullen was out of the room.)

SOUND ORDINANCE DISCUSSED

Ms. Anne G. Harpe appeared before Council to discuss the Sound Ordinance. She suggested only one permit be issued every 30 days to the same address. Ms. Harpe handed a petition to Council with 400 signatures concerning the sound ordinance, protesting its present form.

FIESTA GARDENS DISCUSSED

Mr. Jim Powell appeared before Council to discuss the Fiesta Gardens incident. He said UT students were hospitalized after being beaten on the back of their heads by chains and their cars were wrecked when 50 members of a gang jeopardized the life of Citizens who were using City owned Fiesta Gardens. Mr. Powell said the Police did very little to intervene in the incident. He asked Council and the Police Department to review the Fiesta Gardens policy.

Mayor McClellan said she wants to take every step to make Fiesta Gardens safe. Councilmember Deuser suggested adequate parking on the site is needed. Councilmember Duncan suggested they need to decide whether they need a larger facility or if they should limit the size of the event.

FIESTA GARDEN DISCUSSION - (Continued)

Mr. Bryon Muecke appeared before Council. He is a member of the Intra-Fraternity Council. Mr. Muecke discussed Fiesta Gardens & said there should be increased lighting & security guards should be on duty until the last person is gone, after clean-up. Mr. Muecke said he understands the East Austin Neighborhood Association is beginning to work on problems and he will be glad to work with them. Something, he said, needs to be done quickly.

Manuel Escamilla told Council the Fiesta Gardens incident has been given too much publicity. He said there are also problems in the fraternity area on campus.

Mr. Muecke told Council there has been a decrease of illegal activity in west campus and remedies are being sought in code of conduct meetings.

Paul Hernandez, East Austin resident, told Council there have been some positive steps taken by East Austin concerning the problems in Fiesta Gardens.

BANNER REQUESTS DENIED

The Council took no action on the following requests for banners:

- a. The Intersection of Post Road and Congress (on Post Rd.) from October 18, 1982 thru December 2, 1982, to attract potential homeowners to live inside the City limits rather than the outlying suburban areas, as requested by Les Adkins, representing Travis Oaks Condominiums.
- b. 53½ Street and Airport Boulevard (40-50 feet from intersection on 53½) from October 18, 1982 through November 18, 1982, as requested by Vickey Radar, representing Fountain Plaza Office Park.

ZONING HEARINGS

Mayor McClellan 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	r-82	D.M.C. PROPERTIES	8423 Research Blvd.	From Interim "A" 1st H&A
	112	By David C. Bodenman		To "C" 1st H&A
				<u>RECOMMENDED</u>
				<u>GRANTED AS RECOMMENDED</u>
C14	r-82	HARVEY W. DOERRING, ET AL	11150 Research Blvd.	From "GR" 1st H&A
	120	By Jeff Calechman		To "C-1" 1st H&A
				<u>RECOMMENDED</u>
				<u>GRANTED AS RECOMMENDED</u>

ZONING HEARINGS - (Continued)

C14 -82	SRD ENTERPRISES 123 By David Fritsche	5618 Manor Road, also bounded by Rogge Lane	From "LR" 1st H&A To "GR" 1st H&A RECOMMENDED <u>GRANTED AS RECOMMENDED</u>
C14 -82	CITY OF AUSTIN 020 (Part)	707-909 Shelby Lane 4600-4914 Weidmar Lane 900-904 Colonial Park Drive	From Interim "A" 1st H&A To "AA", "A", "B", "O", "C" 1st H&A RECOMMENDED <u>GRANTED AS RECOMMENDED</u>

Councilmember Deuser read into the record the conditions placed on C14-82-020 from a memo from Mr. Lillie correcting a statement that was in the back up material. "Conditions are (1) that any apartment development within "C" zone shall be limited to "B" density; (2) no industrial or light industrial use shall be permitted in "C" zone; (3) the streets within the boundaries of property shall be laid out as depicted on attached plat with the exception of City of Austin may require the extension of Sheraton Lane to Terry O Lane."

Ron Anderson, spokesman for Battle Bend Springs, read into the record, "After many meetings the neighborhood and land owners have agreed upon a zoning plan to for the undeveloped 45 acre tract located adjacent and east of existing residential development. The agreed plan includes large tracts of land zoned "B", "O" and "C". Such zoning permits high density development with enormous traffic impact. Our neighborhood wants to make it clear that except for these three negotiated conditions which will attach to the zoning as proposed to become a part of it we would feel that such highly trafficked uses are wholly incompatible with our existing residential areas. Council is aware of our numerous traffic problems. Our agreement further incorporates a plat designating the proposed zones in laying out streets which have been approved by Mike Weaver of Urban Transportation. This having been said, we join the landowner and the Planning Commission in recommending that the 45 acre tract be zoned "AA", "A", "B", "O" and "C" as depicted on the reference plats on the following conditions of zoning: (1) That an apartment development within the "C" zone shall be limited to "B" density; (2) that no industrial or light industrial use shall be permitted in "C" zone; (3) the streets within the boundaries of property shall be laid out as depicted on attached plat with the exception that the City of Austin may require the extension of Sheraton Lane to Terry O Lane. We feel that each of these elements is essential to the integrity of our neighborhood and the sound land use management of our City and ask your support for such zoning. Before the second reading on any such ordinance our neighborhood would appreciate the opportunity of seeing the draft ordinance to assure ourselves that all integral parts and necessary references have been included."

(On Councilmember Deuser's motion, Councilmember Urdy's second, 6-0 Vote, Councilmember Mullen was out of the room.)

C14r-81	CHARLES MARSH 230 INVESTMENTS	214 N. Capital of Texas Highways	"O-1" 1st H&A subject to approved site plan. RECOMMENDED <u>GRANTED AS RECOMMENDED</u>
<u>Ordinance Passed</u>			

The Council, on Councilmember Goodman's motion, Mayor McClellan's second, waived the requirement for three readings and finally passed the above zoning change on an emergency basis. (7-0 Vote)

ZONING HEARINGS - (Continued)

C14 -82 CITY OF AUSTIN
115

5501 U.S. 290
5501-5805, 5700-5802
rear of 5808-5904,
5906-6046 and 5909-
6046 and 5909-6033
Old Fredericksburg Rd.
5710-5806, 5711-5803,
rear of 5806-5816 and
5809-6047 Westcreek
Drive, 6000-6004 Smith
Oak Trail, 6007-6101
and 6006-6100 Jay's
Lane, 5408-5614 and
5409-5621 Porsche Lane
5804-5608 and 5411-5613
Honey Dew Terrace
6300-6301 Steer Trail
All of Steele Run

From Interim "AA" 1st H&A
To "AA", "O", "LR", "GR"
"MH" 1st H&A
NOT RECOMMENDED
RECOMMENDED "AA", "O",
Interim "AA", "MH", "LR",
"GR" and 11 acres to
remain Interim "AA",
balance "AA" 1st H&A
GRANTED AS RECOMMENDED

C14-82 H. C. CARTER,
110 By Jim Coleman

817 Ken Street

From "A" 1st H&A
To "O" 1st H&A
NOT RECOMMENDED
RECOMMENDED "BB" 1st H&A
GRANTED AS RECOMMENDED

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

C14 -82 COMMERCIAL
098 PROPERTEIS
By Edwayne G.
Priesmeyer

11740 Old Jollyville
Road

From "A" 1st H&A
To "DL" 1st H&A
NOT RECOMMENDED
RECOMMENDED "O-1" 1st H&A
GRANTED AS RECOMMENDED

AND ALLOW "LR" FOR SIGN ONLY,
3' HIGH AND 6' LONG

Mr. Lillie reviewed the application by use of slides.

Wm. T. Carlisle, attorney for applicant, said the owner wants to put up a low
bern type sign. Lessee of the property is a subcontractor for IBM.

ZONING HEARINGS - (Continued)

Robert Bledsoe, who lives on Bell Avenue, said they want to keep the "O-1" zoning and felt the sign is not needed.

Mr. Carlisle presented his summation by saying the applicant does not want his sign on the building because it sets back 75' with trees in front. He will restrict it to 3' high and 6' wide.

(On Councilmember Goodman's motion, Councilmember Deuser's second, 7-0 Vote)

C14-82	DURELLE A. &	1809 Pearl and 809	From "A" 1st H&A
121	HARRY T. EIDSON	Martin L. King Blvd.	To "O" 1st H&A
	By James J. Amis		RECOMMENDED subject to
			restrictive covenant,
			recommend that zoning not
			be granted unless zoning is
			tied to proposed use and
			site plan.

GRANTED. "O"; KEEP BUILDINGS SAME OR THE ZONING WILL RETURN TO "A"; USE LIMITED TO ANY USE PERMITTED IN A "B" RESIDENCE DISTRICT; HOTELS, OFFICE FOR ARCHITECT, ENGINEER, SURVEYOR, LAWYER, PERSONAL OR FAMILY COUNSELOR, PUBLIC SECRETARY, INSURANCE AGENT, ACCOUNTANT, REAL ESTATE AGENT, DENTIST, PHYSICIAN, SURGEON; INTERIOR DECORATING STUDIO; OFFICE OR HEADQUARTERS FOR ASSOCIATIONS OF BUSINESSES, TRADES, PROFESSIONS, INDUSTRIES, OR SOCIAL SERVICE GROUPS; AND CERTAIN ACCESSORY USES.

Mr. Lillie reviewed by use of slides. Jim Nias discussed and said use may fit into that of lodging house.

Jim Amis, representing Doris Faulkner, said there will be an alcohol rehabilitation center at 1809 Pearl and the home on Martin Luther King will be used as a place for relatives to stay during patients rehabilitation.

Dan Bowie said the treatment center will be an asset for Austin.

Jack Brady, Austin MH/MR, said he has been associated with the Faulkner people for three years and they are very dedicated.

Mary Bailey, a friend of Faulkner's, said this will be a huge success.

Michael Sharpe, attorney in Austin, said this is an excellent use of a house which will be preserved.

Janet Weis, realtor, said the house will never be used as a home again and this is a good use.

Don Wicksheider recommended "O" zoning.

Eden Box said the owners are her parents. The use of the street has changed and it is no longer residential.

Meigan Matson showed slides and said she wants "A" zoning maintained.

ZONING HEARINGS - (Continued)

Suzanne Cannon, president of Original City of Austin Neighborhood Association, wants the house preserved.

Jim Martindale, 1707 Pearl, said he tried to buy the house 1½ years ago as a residence but could not sell the house he is in now. He maintains it could be a home.

Jim Amis said the slides shown were not relevant to the area. He said his client will make a substantial investment to remodel the house into something Austin can be proud of.

Councilmember Deuser asked if the use was all right with neighborhood. Ms. Cannon said yes but they do not want "O" zoning.

Motion

Councilmember Duncan made a motion seconded by Councilmember Goodman to zone "BB" (subject to approval by Board of Adjustment).

Friendly Amendment

Councilmember Deuser offered a friendly amendment, which was accepted, that the building envelope be retained.

Discussion followed.

Substitute Motion

Councilmember Mullen made a substitute motion, seconded by Mayor Pro Tem Trevino to approve "O", remove several items allowable under "O", buffer of "A" on one story bulding, keep main building same or the zoning returns to "A". Motion passed by a 4-3 Vote, Councilmembers Deuser, Duncan and Goodman voted No.

Hearing to be Continued

<p>C14 -82 NASH PHILLIPS- 124 COPUS By M. Scott Roberts</p>	<p>12005-12115 Dorsett Road, 4400-4406 and 4401-4407 Limewood Court, 12000-12008 and 12001-12009 Arrowwood Drive, 4500-4508 and 4501- 4507 Dorsett Oaks Circle, 4504-4606 and 4503-4605 Brown Bark Place.</p>	<p>From "Interim "AA" 1st H&A To "A" 1st H&A RECOMMENDED "A" noting restrictions offered by applicant. <u>HEARING TO BE CONTINUED</u> <u>NOVEMBER 11, 1982</u> <u>AT 5:00 P.M.</u></p>
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Mr. Lillie reviewed by use of slides.

Mr. Scott Roberts, representing applicant, said the applicant has not been able to obtain financing because it is not suitable for single-family residences because

ZONING HEARINGS - (Continued)

of the railroad. The proposed duplexes will consist of 2100 sq. ft. and be in the \$89-100,000 price range.

Steve Herring, representing Milwood Neighborhood Association, said they are opposed because duplexes are not conducive to the economic stability of a neighborhood.

Allen Updyke opposes the NPC request for a zoning change.

Fred Phillips, Whitecliff Lane, is afraid of flooding. He said when it rains the lower part of Dorsett Road is under water.

Shiela Larkin spoke against the zoning and showed slides.

Mike Olson also spoke against the zoning.

Councilmember Deuser and Mayor Pro Tem Trevino said the neighborhood and developer should get together and come to an agreement .

(On Councilmember Deuser's motion, Mayor McClellan's second, 7-0 Vote, public hearing to be continued.) (November 11, 1982 at 5:00 p.m.)

RECESS

Council recessed its meeting at 5:50 p.m. and resumed its recessed meeting at 6:10 p.m.

ZONING HEARINGS - (Continued)

Zoning Hearings Postponed

Council postponed the following zoning hearings:

- | | | | |
|---|---|---|--|
| C14 r-82
094 | DOYLE WILSON
By David B.
Armbrust | 1613 Capital of Texas
Hwy., also bounded
By Camp Craft Road | From Interim "AA" 1st H&A
To "O-1" 1st & 2nd H&A
RECOMMENDED as amended
with restrictive
covenant limiting height
to that of existing bldg. |
| <u>POSTPONED TO NOVEMBER 4, 1982 at 4:00 P.M.</u> | | | |
| C14 r-82
095 | WESTLAKE II OFFICE
BUILDING JOINT
VENTURE | 1515 Capital of Texas
Hwy., South, also
Bounded by Camp
Craft Road | From Interim "AA" 1st H&A
To "O-1" 1st &
3rd H&A
RECOMMENDED "O-1" 1st &
3rd subject to restrictive
covenant limiting height
to that of existing bldg. |
| <u>POSTPONED TO NOVEMBER 4, 1982 at 4:00 P.M.</u> | | | |

ZONING HEARINGS - (Continued)

Zoning Denied

Council denied the following zoning change request:

C14-82 119	THOMAS H. BARNETT By B. T.. Webb	3402 Glenview, also bounded by Jefferson Street	From "A" 1st H&A To "O-1" 1st H&A NOT RECOMMENDED <u>DENIED</u>
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(On Mayor Pro Tem Trevino's motion, Councilmember Goodman's second, 7-0 Vote)

Zoning Withdrawn

The following zoning application was withdrawn by the applicant:

C14-82 125	SZYMKOWIAK PROPER- TIES LTD., AND LEHNDORFF PROPER- TIES (USA) LTD. By Jerry Harris	2109 Anderson Lane	From "GR" 1st H&A To "C-2" 1st H&A NOT RECOMMENDED <u>WITHDRAWN</u>
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(On Mayor Pro Tem Trevino's motion, Councilmember Goodman's second, 7-0 Vote)

PUBLIC HEARING ON APPEAL - SOUTHLAND CORPORATION

Mayor McClellan opened the public hearing set for 7:00 p.m. on an appeal from parties affected by the Planning Commission's decision to approve a Special Permit requested by Southland Corporation. C14p-82-022.

Mr. Lillie, Director of Planning, reviewed and said the Special Permit was granted for retail use.

Philip Bible, representing Southland Corporation, asked that this appeal be postponed because a representative of Southland was not able to attend. Council did not grant the request. Mr. Bible then went on to explain that the site in question is the only undeveloped land in the intersection and they have a good site plan.

Lucio Varela, neighborhood association, said they are against the 7-11 because it would create too much traffic for children.

APPEAL - (Continued)

Warren Peterson, representing Southwest Oaks-Shiloh Neighborhood Association, said they feel a convenience store at this location would be a disadvantage.

Edward Johnston said 7-11 would create too much traffic. There is already a U-Totem in the area, as well as HEB which stays open all night.

A woman who did not identify herself told Council the convenience store would not benefit the neighborhood at all. There are already 4 stores in a 10 minute area.

A man who did not identify himself, said there are 7 convenience stores in a two mile radius plus Safeway and HEB.

Philip Bible returned to say they do not want to endanger the life of children and that the corner will be developed by someone.

Motion

The Council, on Councilmember Goodman's motion, Mayor McClellan's second, closed the public hearing and requested this be on next week's agenda for action. (6-0 Vote, Councilmember Mullen was out of the room.)

ZONING HEARING WITHDRAWN

A zoning hearing, which was to be held at 7:30 p.m. was withdrawn on Mayor Pro Tem Trevino's motion, Councilmember Goodman's second, 7-0 Vote.

C14r-82	J.A. SMALL	1012-1020 Riverside	From "O" 2nd H&A &
034	By David Armbrust	Drive	"A" 1st H&A
		1013-1019 Edgecliff	To "B" 3rd H&A
		Terrace	NO RECOMMENDATION
			<u>WITHDRAWN</u>

ZONING ACTION POSTPONED

The Council, on Councilmember Deuser's motion, Mayor Pro Tem Trevino's second, postponed until November 4, 1982 at 5:45 action on the zoning of rear of 8500 Cameron Road, Edward Joseph Developments, Inc. (7-0 Vote)

U.T.'S GROWTH IN EAST AUSTIN AREA

Frances Schenkkan, Planning Commission Subcommittee, reported on University of Texas' Growth in the East Austin Area. Mayor McClellan said the City would have to talk to the Board of Regents of University of Texas but would have to do it very carefully. This will be on next week's agenda as an Item From Council.

ITEM POSTPONED

The Water and Wastewater Commission Report was postponed until October 14, 1982.

ZONINGS SET FOR PUBLIC HEARING

The City Manager reported the following applications have been referred to the Planning Commission for recommendation and have been set for public hearing before the City Council on November 4, 1982.

1. C14-82-126 MILDRED L. & MAX R. HADDICK
By: Jeffrey M. Friedman
7210-7224 Manchaca Road
(Whispering Oaks-Cherry Creek
Area Neighborhood Association)
FROM: "A", 1st H&A
TO: "LR", 1st H&A
2. C14r-82-127 STALONG CORPORATION
By: Al Stover
4700 & 4702 Hwy. 290 West
4622 Dudmar Drive
(Barton View Civic Assn.)
FROM: Interim "AA",
1st H&A
TO: "GR", 1st H&A
3. C14-82-128 LEWIS J. BURKS &
MRS. LEWIS J. BURKS
709 Franklin Boulevard
(No Formal Neighborhood Group)
FROM: "A", 1st H&A
TO: "O", 1st H&A
4. C14-82-129 C. MILTON DOWD
By: Donald E. Bird
820 Fairfield
(North Austin Civic Assn.)
FROM: "GR", 1st H&A
TO: "C", 1st H&A
5. C14-82-130 QUAIL CREEK PLAZA SHOPPING
CENTER TRUST
By: Charles Garner
9400-9448 Parkfield Drive
1300-1403 Rutland Drive
(North Austin Civic Assn.)
FROM: "GR", 1st H&A
TO: "C-2", 1st H&A
6. C14-82-131 TEXAS COMMERCE BANK
AUSTIN, TRUSTEE
By: Hank Gallagher
3413 Northland Drive
(Highland Park West Homeowners
Association)
FROM: "LR", 1st H&A
TO: "GR", 1st H&A
7. C14-82-132 KARL H. MOELLER, TRUSTEE
1514-1516 Parkway
(West Austin Neighborhood Group)
(Shelley Heights Neighborhood
Assn.)
FROM: "A", 1st H&A
TO: "B", 1st H&A

ZONINGS SET - (Continued)

8. C14r-82-134 HOWARD JOHNSON'S MOTOR LODGE OF AUSTIN, INC.
By: Tom Curtis
1600-1640 Woodward
3309-3423 IH-35 South
(South Austin Neighborhoods East)
FROM: "O", 1st H&A
TO: Tr. 1. "LR", 2nd H&A
Tr. 2. "C-2", 1st H&A
Tr. 3. "O", 2nd H&A
9. C14-82-135 JEAN HOLLOWAY
By: Gene Braun
1719 North Bluff Drive also
bounded by Bluff Springs Road
(Franklin Park Homeowners Assn.)
(Nuckols Crossing Neighborhood Assn.)
FROM: "LR", 1st H&A
TO: "GR", 1st H&A
10. C14-82-136 J. VANCE RILEY
1605 West Avenue
(The Original City Neighborhood)
FROM: "A", 1st H&A
TO: "O", 1st H&A
11. C14-82-137 J.C. WALTER, JR., TRUSTEE
By: Jerry L. Harris
907-911 W. M.L.K. Boulevard
1801-1805 San Gabriel Street
1800-1802 Pearl Street
(The Original City Neighborhood)
FROM: "A", 1st H&A
TO: Trs. 1 & 2. "O",
1st H&A
Trs. 3, 4 & 5. "A-2",
1st H&A
12. C14-82-138 CITY OF AUSTIN PLANNING DEPT.
1201 Old West 19th Street
(Save University Neighborhoods)
FROM: "O", 1st H&A
TO: "A", 1st H&A
13. C14-82-117 CITY OF AUSTIN PLANNING DEPT.
C14-82-058 Portions of an area bounded by
South Congress Ave./Wasson Road
Little Texas Lane, IH-35,
Williamson Creek
(Battle Bend Springs Assn. &
Far South Austin Community Assn.)
FROM: Interim "A", 1st H&A
TO: Appropriate Zoning
14. C814-82-007 RIVERBEND P.U.D.
By: Bradley & Wooley, Inc.
Capital of Texas Highway North
at Lake Austin
(Lake Austin Hill Country
Neighborhood Association)
A 33-unit detached
single-family residential
development with common
area and private streets.
EXISTING ZONING: Interim
"A" and Interim "LA",
1st H&A
PROPOSED ZONING: P.U.D.
15. C14h-82-001 JACOB LARMOUR BLOCK
By: City of Austin Planning Dept.
910-912-914, 920-922 Congress Ave.
FROM: "C-2", 4th H&A
TO: "C-2-H", 4th H&A
16. C14h-82-011 DUMBLE-BOATRRIGHT HOUSE
By: City of Austin Planning Dept.
1419 Newning Avenue
(South River City Citizens)
FROM: "A", 1st H&A
TO: "A-H", 1st H&A

ZONINGS SET - (Continued)

17. C14h-82-012 WARNER-LUCAS HOUSE FROM: "A", 1st H&A
By: City of Austin Planning Dept. TO: "A-H", 1st H&A
303 Academy Drive
(South River City Citizens)
18. C14h-82-016 HOLLAND-KLIPPLE HOUSE FROM: "A", 1st H&A
By: City of Austin Planning Dept. TO: "A-H", 1st H&A
4100 Avenue F
(Hyde Park Neighborhood Assn.)
19. C14h-82-017 BELL HOUSE FROM: "A", 1st H&A
By: City of Austin Planning Dept. TO: "A-H", 1st H&A
4200 Avenue F
(Hyde Park Neighborhood Assn.)
20. C14h-82-018 SAUTER-ALLEY HOUSE FROM: "A", 1st H&A
By: City of Austin Planning Dept. TO: "A-H", 1st H&A
4012 Avenue F
(Hyde Park Neighborhood Assn.)

ADJOURNMENT

The Council adjourned its meeting at 8:30 p.m.