



Austin City Council MINUTES

For NOVEMBER 3, 1983 - 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

Nicholas M. Meiszer
City Manager

Elden Aldridge
Acting 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 the Minutes for Special Meetings of October 24 and 27, 1983. (5-0 Vote, Mayor Pro Tem Trevino and Councilmember Urdy were absent.)

PROPERTY DISCUSSED

Mr. O.C. "Ozzie" Hardin appeared before Council to discuss his property located at 3606 Clawson Road. He said he purchased the land and in 1970 it was zoned "BB". Recently when he checked with the Planning Department, they told him it was not a legal lot and there was "several months of haggling before it was declared a legal lot." Recently he checked with the Water and Wastewater Department and is not going to be allowed a water tap. Mr. Hardin said the lot across the street is going to have 40 condominiums and is having no trouble getting water taps. Mayor Mullen asked Mr. Hardin to meet with the City Manager early next week to discuss his problem.

TRAFFIC PROBLEMS AROUND MT. BONNELL ROAD AND 2222

Mr. Robert Giddings appeared before Council to discuss traffic problems around Mt. Bonnell and 2222. He said he is the president of the Lookout Mountain Neighborhood Association and they would like a traffic study. Councilmember Shipman asked if the Highway Department is going to do anything and also wondered about the City's patrol efforts

TRAFFIC - (Continued)

in the area. Mr. Meiszer, City Manager, said the Parks Department has immediate plans to clear the vegetation from the area where the accidents have been happening. He said the State maintains the road and he knows of no plan to increase the width.

Marceline Lasater showed a map of the Mt. Bonnell and 2222 area.

DE-ANNEXATION REQUESTED

Mr. Walter H. Magruder, Mr. Bob L. Thomas, Mr. Charles A. Muller and Mr. William E. Peterson appeared before Council to discuss de-annexation of their property. They said there was a problem with narrow roads for City garbage trucks and want to be de-annexed until the whole neighborhood can be taken in and traffic problems worked out. Mr. Peterson said the trucks have to back up on his lot. Mayor Mullen pointed out that they may be backing up in the easement and not Mr. Peterson's lot. Mr. Meiszer said the staff recommends allowing the annexation to remain and to annex the rest of the subdivision. Staff will go out and look at the situation and come back next week with their recommendation.

WATER TAPS IN HYDE PARK

Ms. Ruth Reeder discussed water taps in Hyde Park and asked that no more taps be allowed until a study of the water system in the area is done.

HYDE PARK PROPERTIES

Ms. Alta Willms discussed restrictions to be placed on Hyde Park Properties. She said she is not in favor of the tight restrictions which some of her neighbors are imposing.

CONSENT ORDINANCES

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Duncan's second, waived the requirement for three readings and finally passed the following ordinances in one consent motion: (7-0 Vote)

Budget Amendment

Approved amending the Management Services Department 1983-84 Operating Budget by \$8,250 to fund the relocation of office space for the Office of Minority Business Affairs effective November 1, 1983. (7-0 Vote)

Capital Improvements Program

Declared the necessity for ordering improvements to Riverside Drive, a special assessment project, consisting of one unit covering approximately 30 blocks, CAPITAL IMPROVEMENTS PROGRAM No. 73/62-03.

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Item Postponed

Pulled for one week consideration of amending the ordinance establishing the temporary moratorium on demolition & removal permits and water and wastewater taps in the Old West Austin Neighborhood.

Names of Parks & Facilities

Approved naming of Parks and Recreation Department park sites and facilities located in various areas of the City as recommended by the Parks and Recreation Board and Parks and Recreation Department.

Metropolitan Parks

Commons Ford Ranch

District ParksBull Creek
NortheastCommunity ParksColony Park
Balcones Community
NorthwestNeighborhood ParksBattle Bend Springs
Clarksville
Comal
East Woods
Rosewood
Franklin
Govalle
Longview
Oak Hill
Metz
North Oaks
Spicewood Springs
Springdale
Tarrytown
West Austin
WestenfieldNeighborhood Parks
(Adjacent to School)Mary Dawson
WilliamsWading PoolsEast Woods
Metz
Northwest
Rosewood
West AustinGreenbeltsBarton Creek
Blum Creek
Boggy Creek
Boggy Creek South
East Bouldin Creek
West Bouldin Creek
Buttermilk Branch
Colorado River
Hemphill Parkway
Johnson Creek
Onion Creek
Big Walnut Creek
Little Walnut Creek
Steck ValleyNature PreservesBee Creek
Blum CreekRecreation Centers

Metz

Municipal Pools

Northwest

Neighborhood Pools (Senior)Metz
Rosewood
WestenfieldNeighborhood Pools (Junior)

Govalle

Release of Easement

Authorized release of the following easement:

The Electric and Cable T.V. Easement retained at the vacation of West 32nd Street Alley (1000 Block) and release of the Drainage, Public Utility and Cable T.V. Easement retained at the vacation of West 33rd Street, (1000 Block. (Requested by Metcalfe Engineering Company, Inc.)

Meetings Cancelled

Approved cancellation of the November 24 and December 29, 1983 City Council Meetings.

Vacation Ordinances

Passed through SECOND AND THIRD readings of ordinances vacating the following:

- a. Edgecliff Terrace Alley, 1000 block. (Requested by Mr. J.A. Small, owner)
- b. Lawson Lane from Rosewood Avenue to Gregory Street. (Requested by Office of Neighborhood Revitalization.)

Zoning Ordinance

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

SAM B. MCDONALD
By Lester Suber
C14-83-116

300-602 W. Powell
Lane

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

CONSENT RESOLUTIONS

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

Release of Easements

Authorized release of the following easements: A portion of the 5' Public Utility Easement on Lots 54 and 55, Block A, Rivercrest Addition, Section 2, 3510 Rivercrest Drive. (Requested by Mrs. Jo Ann Turner)

Public Utility Easement

Approved entering into an agreement with the U.S. Department of Energy for a Public Utility Easement, temporary work space and temporary access in conjunction with the construction of the Onion Creek Wastewater Interceptor.

Eminent Domain Proceedings

Authorized eminent domain proceedings to acquire the following:

- a. A Fee Simple Title to the following tract of land for the Brodie Lane (McCarty Lane/Convict Hill Road) Street Improvement Project:
 - (1) All of Lot 1, Plumley Addition, 7200 Brodie Lane.
(J. Harold Nixon, et al, owners)
- b. Wastewater Easements (10 feet in width) for the Onion Creek Wastewater Interceptor project:
 - (1) Out of 82.50 acre tract out of the Santiago Del Valle Grant. (John K. Ross, et al, owners)
 - (2) Out of 126.75 acre tract out of the Santiago Del Valle Grant. (Shannon L. Madison, et ux, owners)
 - (3) Out of 18.96 acre tract out of the Santiago Del Valle Grant. (Ada Anderson, et al, owners)
- c. CAPITAL IMPROVEMENTS PROGRAM - The acquisition of a 1.61 acre tract out of the S.F. Slaughter League for the proposed Slaughter Lane Substation. C.I.P. No. 81/16-02

Contracts Approved

- a. SAFI AND ASSOCIATES, INC. (M.B.E.) - CAPITAL IMPROVEMENTS PROGRAM
2317 Coronado
Austin, Texas
Robertson Hill Area Street
and Sidewalk Improvements
Phase V, Juniper and Olive Streets
Public Works Department
\$51,060.45 C.I.P. Nos. 78/61-02 &
83/22-04
- b. AUSTIN ROAD COMPANY
428 East Anderson Lane
Austin, Texas
- CAPITAL IMPROVEMENTS PROGRAM -
Braker Lane Paving and Drainage
(from U.S. Highway 183 to Kramer
Lane) including a 36" Water
Transmission Line, Public Works
Department - \$4,046,076.54 C.I.P.
Nos. 80/62-01, 74/61-02 & 83/22-20

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CONTRACTS - (Continued)

- c. C & R MAINTENANCE
7300 Ferndale Cove
Austin, Texas
 - CAPITAL IMPROVEMENTS PROGRAM -
Installation of two (2)
underground fuel storage tanks at
3616 South First Street, Vehicle
and Equipment Services Department
- \$15,151.78 C.I.P. No. 82/78-01
- d. TEXAS LEGISLATIVE COUNCIL
P. O. Box 12128
Austin, Texas
 - Synercom Computer Graphics
System, Water and Wastewater
Department - \$150,000

Jonathan Davis, Acting City Attorney, added the following, which was included in the motion: "We are asking for a purchase at a cost of \$100,000 of the graphic system and in addition authorizing the City Manager to execute a standard maintenance agreement for \$4,950.00 per month and also authorizing the City Manager to make provision for moving the equipment purchased from the State facility over to the City."

- e. FAR WEST MICROGRAPHICS
2701 21st Street
Sacramento, California
 - Microfilm Supplies, Purchasing
Department
Twelve (12) Month Supply Agreement
Item 1 & 2 - \$12,060.00
- f. MIDCAP BEARING SERVICE
9804 Beck Circle
Austin, Texas
 - Bearing Line Assemblies,
original equipment repair parts
Holly Power Plant, Electric
Utility Department
Items 1 & 2 - \$5,011.42
- g. BILLY COOPER STONE COMPANY
11331 Hwy. 71 West
Austin, Texas
 - Fieldstone, Parks and Recreation
Department
Twelve (12) Month Supply Agreement
Item 1 - \$6,000.00
- h. GILBERT/COMMONWEALTH ASSOCIATES,
INC.
Chevy Chase II, Suite 400
Austin, Texas
 - Consultant for Water & Wastewater
Department Management and
and Organizational Review,
Water and Wastewater Department
Not to exceed \$48,500.00

Sale of Real Estate

Approved disposal by sale of the following real estate (improvements only)
located at:

SALE OF REAL ESTATE - (Continued)

- a. 800 East Riverside Drive - Henry J. Krauss - \$6,827.00
- b. 802 East Riverside Drive - Henry J. Krauss - \$7,522.00
- c. 804 East Riverside Drive - George Zegub, Jr. - \$1,150.00
- d. 806 East Riverside Drive - Joe A. Galvan - \$4,175.00
- e. 900 East Riverside Drive - Pete G. Vescovo - \$4,133.85
- f. 1000 East Riverside Drive - Jan Kubicek - \$5,102.00
- g. 1008 East Riverside Drive - Jan Kubicek - \$5,102.00
- h. 5009 Old Manor Road - Wesley Dahl - \$1,500.00
- i. 2209 Lovell Drive - Tom Wiley - \$1,500.00

Public Hearings Set

Set public hearings on the following:

a. Annexation of the following:

- (1) 441.2 acres of land for limited purpose out of the Theodore Wahrenburger Survey, Menucan Hunt Survey No. 105 and 106, and the Peter Conrod Survey No. 112 in Travis County, Texas, Milwood Sections 12 through 21 and unplatted land. C7a-83-015:
December 1 and December 8, 1983 at 4:30 P.M.

- (2) 9.5 acres of land out of the Patterson Moore Survey No. 70 in Travis County, Texas, Allenwood Subdivision. C7a-83-015:
December 1 and December 8, 1983 at 4:30 P.M.

b. River Place MUD: December 1, 1983 at 4:00 P.M.

c. Southern Union Gas rate increase request and Southern Union's residential conservation rate: November 10, 1983 at 2:00 P.M.

d. An appeal from Dr. James L. Bowman, of the Planning Commission's decision to grant a Special Permit for the Wildwood Apartments: C14p-83-096:
December 1, 1983 at 5:00 P.M.

Historic Preservation Fund Grant

Authorized submission of a Historic Preservation Fund Grant application and accept funding in the amount of \$22,900 from the Texas Historical Commission to be used in the restoration of the Old Bakery and Emporium.

EMPLOYEE PAY RATE CHANGED

Councilmembers Duncan and Rose introduced an item to Council to reconsider allocation of merit pay for non-civil service employees of the City of Austin.

Councilmember Duncan stated: "This is reconsideration of the merit pay allocation made at budget time, whether or not merit pay should be added to the base pay of individuals and there was a split vote on the Council and since then there has been much communication from the employees about this. I still feel the same as I did then and I have indications from other members of the Council that they may have reconsidered and my basic feeling is that we did reduce the amount of merit pay allocated in this budget and that will help take care of the problem of compounding merit pay."

Councilmember Rose said "I won't say that I approve of the merit system we are operating under now, but I don't know that switching to the bonus was necessarily the answer and I know that we have an independent study group that is looking at the issue of merit pay. We did reduce the merit pool which somewhat guarantees that all employees will not get a merit increase.....fundamentally, when you do receive a merit increase it should go into your base pay, I think."

Motion

Councilmember Duncan made a motion, seconded by Councilmember Rose to add the merit pay increase to the base rate and also the 1% bonus. (7-0 Vote)

Mayor Mullen said it was very clear in his mind that some portion was not to be added to the base pay for compounding. "The question came up because there was confusion about what we were discussing. My understanding was that the 1% was supposed to be added into the base pay. It was not added into the base pay. The merit pay was not supposed to be added into the base pay and today we are changing that. I would suggest that we make it clear that if you change the merit pay today that also includes the 1% in addition to the \$64.00. If you look at what the Personnel Department is putting out, they are not including the 1% in the base pay and I think you will be right back here next week saying this again. Let's put the whole thing into the base pay for the future and I will vote for the motion but I would like to suggest we get a better handle on where we are going in the future. We came up to budget time trying to find a solution in a very short period of time and it was not done as well as it should have been and we have a full year to try to correct that and find out where we are in relationship to our employees, whether or not we are compounding out too fast and get some facts....." Councilmember Duncan suggested Council have a full work session on pay and fringe benefits next year prior to the budget hearings.

Jonathan Davis, Acting City Attorney, asked for a clarification of the 1% bonus and the \$64.00 merit pay. Mayor Mullen said 1% should be added to base pay and then the \$64.00 and then the merit pay.

CHANGES TO BOAT DOCK REGULATIONS

The City Manager Report on Changes to Boatdock Regulations was presented by Lonnie Davis, Director of Building Inspection. He said on October 13, 1983 Mr. George Creedle spoke to Council regarding boatdocks in the Riverboat Subdivision on Lake Austin. The communication was predicated by the denial of dock permits because of zoning regulations which required accessory uses to be on the same lots as main uses. However, in the case of the Rivercrest Subdivision, property had been dedicated and developed as common recreational property. Mr. Davis said proposals have been developed to change provisions of the zoning ordinance (chapter 13-2) and the lake ordinance (chapter 9-10). These proposals will achieve the following:

1. Create a definition of "residential docks".
2. Limit the number and capacity of residential docks.
3. Revise the definition of "accessory use" to permit a residential dock as an accessory to a main use on another lot, and
4. Establish a nonconformity provision for docks on lots dedicated for common use in a subdivision prior to August 26, 1976.

Mr. Davis said it is further recommended that Council encourage Planning Commission and Parks and Recreation Board to complete their review and recommendations forthwith so as not to impede construction activities during the lowering of Lake Austin currently scheduled for January 2, 1984.

HEARING SET FOR ANDERSON MILL ANNEXATION

Mrs. Sherry Maxwell appeared before Council representing the Anderson Mill Neighborhood Association to request Council to change it's on-site annexation hearing for their area from 4:00 P.M., November 16, 1983 to 7:30 p.m., November 22 at the Westwood High School.

Motion

The Council, on Councilmember Urdy's motion, Mayor Mullen's second, approved the request of Anderson Mill Neighborhood Association and set an annexation hearing for November 22, 1983 at 7:30 p.m. at Westwood High School.(7-0 Vote)

HYDE PARK

Mr. Grant Thomas appeared before Council to request that no further water or sewer taps be issued in the Hyde Park area until such time as the Water and Wastewater Department has completed its study of the infrastructure capacity in the neighborhood.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, approved this as an agenda item on November 17, 1983. (6-0 Vote, Councilmember Spaeth abstained because he is a property owner in the area.)

REQUIREMENT WAIVED

The Council, on Councilmember Shipman's motion, Councilmember Duncan's second, approved the request of Mr. Lawrence Kriegel and waived the requirement that 5' additional right-of-way be a condition of rezoning property located at 2902 Pearl Street. (7-0 Vote)

PUBLIC HEARING - INDUSTRIAL BOND - DAVIS BUILDING

Mayor Mullen opened the public hearing set for 1:30 p.m. on an Industrial Bond financed project proposed by the Davis Building.

Arclethia Overall, Finance Department, said an additional \$1,000,000 is being requested to finish the project. Mayor Pro Tem Trevino said the process should be started at the beginning with the application and review stage.

Clark Heidrich, representing the project, said they are asking for additional bonds to complete the project which is approved. The bonds are to pay the contractors. He then submitted to the City Clerk evidence concerning the Davis project.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, closed the public hearing on an industrial bond financed project proposed by the Davis Building. (7-0 Vote)

The related resolution approving will be brought back on the November 10, 1983 agenda.

PUBLIC HEARING - INDUSTRIAL BOND - SCARBROUGH BUILDING

Mayor Mullen opened the public hearing set for 1:45 p.m. on an Industrial Development Bond financed project proposed by the Scarbrough Building.

Leon Barish appeared before Council to say the Scarbrough Building is next door to the largest office building in Austin and to designate the area as blighted, is, he thinks, disgusting.

Councilmember Shipman said she agrees, it is an embarrassment. Mayor Mullen said they are going by Federal law and according to their definition the area is blighted. He said he hopes the law is discontinued.

Clarke Heidrich, representing the applicant, submitted a copy of their application to the City Clerk.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's

HEARING - SCARBROUGH BUILDING - (Continued)

second, closed the public hearing, and adopted a resolution approving an Industrial Development Bond Financed Project for the Scarbrough Building, 101 West 6th Street, for the purpose of the Federal Tax Law. (7-0 Vote)

SENIOR ACTIVITY CENTER

The Council, on Councilmember Shipman's motion, Councilmember Spaeth's second, waived the requirement for three readings and finally passed an ordinance amending the 1983/84 CAPITAL IMPROVEMENTS PROGRAM by appropriating \$62,000 to the Senior Activity Center Project from funds scheduled to be appropriated in FY 84/85 for the Mable Davis District Park. CAPITAL IMPROVEMENTS PROGRAM No. 76/86-41. (7-0 Vote)

Councilmember Shipman stated for the record: "This money is short term/ short fall transfer and the money taken will be replaced."

RECESS

The Council recessed its meeting at 2:50 P.M. and resumed its recessed meeting at 3:15 P.M.

CABLE COMMISSION REPORT

Ms. Marian Wizard, Cable Commission Chairman, recommended to Council the Commission's suggestion to grant the cable company a \$2.75 monthly increase for its 20-channel service but keep its basic 11-channel service at \$4.95 with the \$5.70 rate for the 20-channel upper tier service increasing to \$8.45. In addition the upper tier subscribers will pay \$1.50 for converter rental. An increase from \$15.00 to \$25.00 in the installation fee, as recommended by the company, is also recommended by the Commission. The Commission also recommended that the sports network, ESPN, now available on the lower 11-channel tier, be moved to the upper tier.

Councilmember Rose stated he would make the motion to approve the rate increase on first reading today, but after having questions answered by the Cable Commission Office, he may change his mind. Councilmember Duncan seconded the motion with a similar reservation on lack of commitment for the final vote.

Motion

The Council, on Councilmember Rose's motion, Councilmember Duncan's second, passed through FIRST READING ONLY an ordinance regulating and prescribing rates to be charged for cable television service within the City of Austin by Austin CableVision. (6-1 Vote, Councilmember Shipman voted NO.)

The question of ESPN being changed to the 2nd tier will be on next week's agenda.

PUBLIC HEARING - APPEAL OF DEMOLITION ORDER

Mayor Mullen opened the public hearing set for 3:00 P.M. on an appeal of a demolition order issued by the Building Standards Commission from Al Whitney, regarding property located at 1601 East 1st Street.

Lonnie Davis, Director of Building Inspection, reviewed the case by use of slides. He said the recommendation is to deny the appeal because it will cost about \$150,000 to renovate the house.

Al Whitney told Council the house was built in 1887 and he wants to repair it and asked for 180 days in which to accomplish the repairs.

After discussion the following motion was made:

Motion

The Council, on Mayor Pro Tem Trevino's motion, Mayor Mullen's second, granted a 30 day extension for Mr. Whitney to show financial ability to repair the property at 1601 East 1st Street. (7-0 Vote)

Councilmember Shipman said that in the meantime the structure needs to be secured and the litter cleaned up.

ITEM POSTPONED

The Council agreed to postpone until next week consideration of a resolution amending the Water Supply Contract between the City of Rollingwood and City of Austin. (November 10, 1983)

SIX MONTH EXTENSION - BRACKENRIDGE URBAN RENENAL AREA

The Council, on Councilmember Duncan's motion, Mayor Pro Tem Trevino's second, adopted a resolution approving a 6 month extension on the required commencement of construction for Russo Properties in the Brackenridge Urban Renewal Area, Parcel No. 20-A. (7-0 Vote)

Councilmember Duncan stated for the record that the tree ordinance shall be complied with and the site plan approved. Don Babble, representing Russo Properties, said they will comply with the tree ordinance. Mayor Pro Tem Trevino asked what Russo intends to do in six months. Mr. Babble said they are closer now to completing the project.

CONTRACT APPROVED

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Duncan's second, adopted a resolution approving the following contract: (7-0 Vote)

AMERICAN SWITCHGEAR CORPORATION
4275 Strausser Street N.W.
North Canton, Ohio

- Automatic metal-enclosed switchgear for State
Headquarters Building, 51st & Guadalupe Streets,
Electric Utility Department, Item 1 - \$28,634.00.

AIDS RESEARCH

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Duncan's second, adopted a resolution concerning federal assistance for AIDS research. (7-0 Vote)

Prior to the vote, Bob Neely appeared before Council to say he would like the City Council to include in the resolution a statement saying the problem is from corruption of homosexuals and that herpes and AIDS is connected to moral decay.

Trudell Green, director of the Blood Center, told Council AIDS cannot be contracted by the donation of blood.

Mayor Mullen commented the request on the resolution has nothing to do with choice of sexuality but an attempt to provide more money to cure the disease.

ELECTRIC LIGHT & POWER SYSTEM
EXTENSIONS

Council had before them for consideration a report relating to alternatives for financing Electric Light and Power System extensions and improvements for the City and consideration and authorization of actions to be taken with respect thereto in the form of an ordinance.

Ed Aghjayan, Director of Electric Utility, said he is asking for Council direction on Fayette III, a review of funding levels for Fayette III and indicate what our obligations are. Our more immediate concern than funding levels are progress payments to keep up with our payment agreement on the South Texas Nuclear Project. Mr. Scheps has some ideas to discuss with you.

Phil Scheps, Director of Finance, stated, "Let me review briefly where we stand concerning the South Texas Project. We sold \$30,000,000 of Certificates of Obligation in June against the authorization that was voted in January. The \$97,000,000, that authorization has been taken through three levels of court and upheld at all three levels. We have budgeted the C.O. money...the \$30,000,000 that was sold in June was expended in September. We budgeted 11.5 million in current revenues. With those funds the last payment we can make is November 19. There is a new law in Texas which was effective September 1 that allows cities to sell a new type of debt instrument, a multi-year short term note that can be repaid with bond proceeds. These are typically backed by letters of credit. If you have a triple AAA bank they become triple AAA obligations. The letter of credit insures the payment of the note in the event the City is prevented from selling its bonds at the end of the two year period. Current rate on the short term notes is about 6 3/4 versus something close to 10% on long term bonds. Although the issuance expense is associated with the letter of credit, etc., it makes the effective rate more like 7 3/4%. The options at this time, and we only have a couple of weeks before the budgeted revenues run out, or to do nothing, hope there is no further litigation and that we can get the long term bonds sold...we could appropriate more current revenue as soon as possible but I think our ending balance is down to a position now where we would have to think about a rate increase in association with it. We are already below what I consider a prudent level on an ending balance. I guess an option is to stop paying and hope our partners pick up the payments for us but I would not advise that. Finally we have an option which is

ELECTRIC - (Continued)

facilitated by this new State law which is to sell short term notes in the amount of \$67,000,000 which is what is remaining of the \$97,000,000 authorized by the voters. My recommendation at this time and our financial advisor concurs on that recommendation, is that we do proceed with Option 4 to sell these notes. I have placed an ordinance in front of you which will allow me to accomplish this transaction. The notes are negotiated with a major investment banking firm and sold nationally. Within two years we will need to refund them with long term borrowing or roll them into another note program. We would like to point out that the notes make sense all by themselves because of the lower rate and shorter term. There is economic justification for doing that in any event. Most major power issuers in this country are using the short term borrowing program for times such as these and I expect within a very short time the major power suppliers in Texas, now that we have this new law, will begin note programs of their own. If you agree with this recommendation then I need a motion, an affirmative vote on the ordinance that has been placed in front of you."

Councilmember Rose said they all fully understand their responsibility and should exercise the will of the voters in the election.

Motion

The Council, on Councilmember Rose's motion, Mayor Mullen's second, waived the requirement for three readings and finally passed an ordinance authorizing the issuance of \$67,000,000.00 City of Austin, Texas combined Utility System Revenue Notes Series 1983. (7-0 Vote)

Ed Aghjayan discussed Fayette III as follows: "With respect to funding needs, we signed a participation agreement in November of 1982. We have been billed to date \$2.775 million dollars, which we have not paid. We have authorization approved by Council up to \$3.5 million dollars. This money comes from the ending balance reserve. We have about \$700,000.00 in remaining funds. However we have not received a bill since July and it has accrued from July through October. The bills we will get is only \$2.3-million dollars and over the next few months those amounts will be about \$300,000 per month until we reach April where construction starts and the funds will rise to \$1.5 million. It is time for us to make a decision on where we want to head with Fayette III. LCRA has indicated a desire to sit down with us and negotiate if we are not going to proceed on the project. Staff would like some direction from Council if thats what you want us to do."

Motion

The Council, on Councilmember Duncan's motion, Mayor Mullen's second, directed the Electric Department staff to negotiate out of our contract on Fayette III. (7-0 Vote)

Mayor Mullen said, "I will second the motion, I don't like it. I'm afraid it is one of those short term conditions to a long term problem. Not too many years in the future we will be sorry that this happened." Councilmember Spaeth agreed and said, "Some day I believe it will be possible they will throw a light switch on in this City and some people may not have power. The Fayette plant will be out there, the danger is there, all the exposure, all the risk...we will have no control and will

ELECTRIC - (Continued)

probably pay retail where we would have been able to have gotten it at cost but I will reluctantly support it."

Mr. Aghjayan said "We have a huge hole in our generation plan. Staff is proceeding to develop an amendment to the plan that reflects the 600 megawatt base load of power that we will have to have, that we wanted to have in lignite. We will have to come up with some alternatives. We are looking at western coal and other options and expect by the end of this calendar year to come in with some recommendations."

Mayor Mullen stated: "I'd like to make sure the people of this City understand something. I don't want it to be any surprise if it happens. There is a good chance the City of Austin will be put on credit watch. The City of Austin's bonds may go down. We have already been notified by the bond house that they are very concerned and want to discuss it because they do not know whether the City of Austin can take care of itself or not. Its bonding requirements to keep up electrical generation needs. This is something that is really coming home to us and we are going to have to come up with a solution to it. We cannot continue to turn down bonds and keep up our ratings and so we are going to have to end up being the city that buys electrical generation power from another source. We are going to be sitting here in another few years paying Houston or LCRA for energy. I guarantee you they are going to sell us the most expensive energy they have just like we sell it to them now. I don't know what it is going to take for us as a City to get that message across to the public when we have 15% of the public turn out for a vote, 8% of the public makes a decision which is of major consequence to this City. We're not doing a good job of some kind. If any of you folks in the City have a solution that we have not heard, we certainly would like to hear it because we're not doing a good job of getting the message out and I don't know how to improve that. The Council has responsibility because we are the board of directors of this utility system. You are the people that hold the stock to this corporation and if you can't get it funded to keep up with the growth then you end up buying it from a source at full price and more and those politicians sitting out there now won't be around to worry about it. It's going to be your children who will suffer or 8 to 10 years from now you are going to suffer. I want the citizens of Austin to know how serious this is. There is a very, very strong possibility of our bond ratings dropping and Austin being put on a credit watch. If we cannot come up with some way to resolve this problem of bonding we are all going to suffer and our rates will go up. That is an absolute reality and promise of the way we are going."

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 Acting City Attorney to draw the necessary ordinances to cover the following zoning changes:

C14 -83 176	CITY OF AUSTIN	9226 Jollyville Road	From "O" 1st H&A To "BB" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14-83 180	CITY OF AUSTIN	6615 Manchaca, 1924 Barge Street	From "O" 1st H&A To "O-1" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14-83 182	PLEASANT HILL BAPTIST CHURCH By Mary M. Stinson PASSED ON EMERGENCY BASIS	6709 Circle S Road	From Interim "A" 1st H&A To "B" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14-83 184	CITY OF AUSTIN PLANNING DEPT.	5000-5010 Nuckols Crossing Road 5102-5110 Terri Road	From Interim "A" 1st H&A To "A" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14-83 185	CITY OF AUSTIN PLANNING DEPT.	3902-4103 Alexandria 8302-8409 Horton Trail 8000-8409 Treehouse 8000-8306 Cattle Drive 4000-4011 Lillian Lane 4000-4003 Kaylynn Place 4200-4414 Moloka Drive 4300-4508 Sarasota Drive 4300-4516 Clarno Drive 3911-4408 Eskew Drive 8000-8003 Los Ranchos 8100-8103 Manual Drive 3802-3832 Arrow Drive 8500-8501 Coastal Drive 4300-4307 Manzanillo Drive 7804-8003 Copano Drive 7708-7718 Islander Drive 7700-7907 Palacios Drive	From Interim "AA" 1st H&A To "AA" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>
C14 -83 192	CHRIS V. COX By Jim Wells	5405 S. Pleasant Valley Road 4611-4615 E. Stassney Lane	From "LR" 1st H&A To "C-1" 1st H&A <u>RECOMMENDED</u> <u>GRANTED AS RECOMMENDED</u>

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

November 3, 1983

ZONING - (Continued)

C14 -83 DREXEL PROPERTIES, 11204-11282 Taylor From Interim "AA" 1st H&A
200 INC. Draper Lane To "BB" 1st H&A
By Miguel Guerrero RECOMMENDED
GRANTED AS RECOMMENDED

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

C14 h-83 HOPKINS HOME 1300 West 9½ Street From "A" 1st H&A
021 By Nicholas Sucke To "A-H" 1st H&A
RECOMMENDED
GRANTED AS RECOMMENDED

(On Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, 6-0 Vote, Councilmember Spaeth abstained because he owns property next door to site.)

C14 -83 ALICE GLENN DELEON 1910 East 1st Street From "C" 1st H&A
156 By J. Wade To "C-2" 1st H&A
Bingaman RECOMMENDED
GRANTED AS RECOMMENDED

C14 -83 DEVERE EDWARDS 503 Beaver, also From "A" 1st H&A
094 By Pamela Baitz bounded by Guadalupe To "A-2" 1st H&A
Street RECOMMENDED
GRANTED AS RECOMMENDED

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

C14 -83 TEXAS DEPARTMENT 610 Denson Drive From "A" 1st H&A
172 OF PUBLIC SAFETY To "O" 1st H&A
CREDIT UNION RECOMMENDED subject
By Elvis G. Schulze to a restrictive
covenant limiting use
to a parking lot only.
GRANTED AS RECOMMENDED

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

ZONING - (Continued)

- C14 -83 ALBERT & HERMANN 1615 W. Koenig Lane
174 VIGIL
By Herman Vigil
From "A" 1st H&A
To "O-1" 1st H&A
RECOMMENDED (as amended)
subject to dedication
of 40 feet of right-
of-way on Koenig Lane.
from the centerline.
GRANTED AS RECOMMENDED
- C14 -83 SANDERS BUILDERS, 605 Canon
179 INC. 604 Gaylor
By Alvin W. Sanders
From "A" 1st H&A
To "BB" 1st H&A
RECOMMENDED subject
to 5' of right-of-way
on Canon, no other access
onto Gaylor.
GRANTED AS RECOMMENDED
- C14 -83 MARIE P. DODSON 3802 Manchaca Road
181 By Douglas &
Carolyn Seelig
PASSED ON EMERGENCY BASIS
From "A" 1st H&A
To "O-1" 1st H&A
RECOMMENDED subject
to 5' feet of additional
right-of-way needed for
Manchaca Road.
GRANTED AS RECOMMENDED
- C14 -83 JAGGER ASSOCIATES 5109 E. Stassney
187 By Jim Pennington Lane and 5300
Nuckols Crossing Rd.
From Interim "A", "BB"
& "LR" 1st H&A To "GR"
RECOMMENDED subject to
restrictive covenant
indicating that zoning
will rollback to "LR"
in the event the use
ceases, restrict hours
of use, subject to site
plan review by Planning
Commission.
GRANTED AS RECOMMENDED
- C14 -83 DONNA CARTER 817 West 11th Street
193 By Ann Brooks
From "B" 1st H&A
To "O-1" 1st H&A
RECOMMENDED subject to
site plan.
GRANTED AS RECOMMENDED

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

ZONING HEARINGS - (Continued)

C14r-83 188	J. MARK ROPER, TRUSTEE By David Armbrust	1705 Capital of Texas Hwy.	From Interim "AA" 1st H&A To "O" 2nd H&A NOT RECOMMENDED RECOMMENDED "O-1" 2nd H&A for building pad, "O-1" 1st H&A for balance of tract, deleting Urban Transportation Depart- ment recommendation. <u>GRANTED AS RECOMMENDED</u>
C14-83 191	TRAMMELL CROW COMPANY By David Bodenman	11200-11400 Kramer Lane	From "GR" 1st H&A To "DL" 1st H&A NOT RECOMMENDED RECOMMENDED "DL" 1st H&A with a 10' buffer of "AA" 1st H&A along the eastern property line from Kramer Lane to the proposed extension of Braker Lane. Right-of-way up to 60 feet from the centerline of Braker Lane and up to 50 feet from the centerline of Metric Boulevard, subject to restrictive covenant indicating no retail uses greater than "GR" in "DL" zoning without approval by Planning Commission and City Council. <u>GRANTED AS RECOMMENDED</u>

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

C14r-81 139	WESTLAKE CROSSROADS, INC. By Gary Ashford	4211-4301 Westlake High Drive 1304 Camp Craft Road	Revision of Site Plan Amendment to Ordinance <u>GRANTED AS RECOMMENDED</u>
C14r-81 162	BILL MILBURN, INC. By John C. Meinrath	Rear of 13700-13712 U.S. 183, 12509-12517 Hymeadow, 10000-10004 Hidden Meadow Drive	Review of Site Plan Amendment to ordinance <u>GRANTED AS RECOMMENDED</u>

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

ZONING HEARINGS - (Continued)

C14 -79 050	TRESS SONESTA WEST PARTNERS By Peter Gallaher	12991-13135 U.S. 183	RECOMMENDED EXTENSION FOR THREE MONTHS <u>GRANTED AS RECOMMENDED</u>
C14 -81 100	DICK MATZ	2308-2324 Panther Trail 3505-3715 South Lamar	RECOMMENDED EXTENSION FOR SIX MONTHS <u>GRANTED AS RECOMMENDED</u>
C14 -81 228	DR. ROBERT M. CAIN & GEORGE A. CAIN By Tom Curtis	8112-8212 Cameron Rd. 1316-1430 Rutherford Lane	RECOMMENDED POSTPONE INDEFINITELY <u>GRANTED AS RECOMMENDED</u>
C14 -82 080	AUSTIN CENTER NORTH, LTD. By Donald E. Bird	8222-8300 North Lamar	RECOMMENDED EXTENSION FOR SIX MONTHS <u>GRANTED AS RECOMMENDED</u>
C14 -82 086	ANTONIO DELEON, ET AL	321 Montopolis, also bounded by Crumley Lane	RECOMMENDED EXTENSION FOR SIX MONTHS <u>GRANTED AS RECOMMENDED</u>

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

C14 r-83 195	DONALD S. THOMAS, TRUSTEE By Tom Curtis	13717-13735 Research Boulevard	From Interim "AA" 1st H&A To "O-1" 1st H&A RECOMMENDED (as amended) <u>GRANTED AS RECOMMENDED</u>
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(On Councilmember Shipman's motion, Councilmember Spaeth's second, 7-0 Vote)

C14 8-83 010.1	RIVER CROSSING P.U.D. By American Design Group	Faro Drive and Riverside Drive	From "BB" 1st H&A To PUD RECOMMENDED <u>GRANTED AS RECOMMENDED</u>
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PASSED AS AN EMERGENCY

Mr. Lillie, Director of Planning, reviewed by means of slides. Mr. Albert DeLaRosa, attorney representing the client, spoke in favor of the zoning change.

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

ZONING HEARINGS - (Continued)

C14 r-83 COMAL BLUFF JOINT 6600 South I.H. 35
 138 VENTURE
 By Larry W. Langley

From Interim "A" 1st
 To Blk B-Lot 1 "B" 1st H&A
 Lot-3 "B" 1st H&A
 (30 u.p.a.)
 Lot 4 "B" 1st H&A
 (26 u.p.a.)
 Lot 5 "AA" 1st H&A
 Blk C-Lot 1 "LR" 1st H&A
 Lots 2,3,4,5,6 "B" 1st
 H&A (30 u.p.a.)
 RECOMMENDED (as amended)

GRANTED AS RECOMMENDED EXCEPT LOT 5 ZONED "SR"
ZONING PREDICATED ON AGREEMENT WITH CITY
REGARDING WATER AND WASTEWATER

Mr. Lillie reviewed by means of slides. Councilmember Shipman said there was no reference to water and wastewater in the material provided and "in previous cases we had looked at in the area did not have any wastewater service because it goes to the Williamson Creek Treatment Plant."

Miguel Guerrero, representing the applicant, said "there is an easement across the property and three weeks ago the Council passed a community facility agreement for the build out and certain units will not be coming on line for certain amounts of time. We were able to get a wastewater and water agreement with the department on a build-out schedule and it has been signed by the Manager and all the departments." This will allow them to proceed, he said.

Councilmember Shipman pointed out that Lot 5 is in the flood plain. Mr. Guerrero stated they are dedicating it to the City as parkland. Councilmember Shipman said it should be zoned for parkland.

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

C14 -83 JOHN D. & EVELYN 2910 S. First Street
 169 MARKLAND and 600-604 Terrell
 By Susan M.
 Ardizoni PASSED ON EMERGENCY BASIS

From "LR" 1st H&A
 To "GR" 1st H&A
 RECOMMENDED subject to
 to preserving all trees
 on lot with the exception
 of one tree proposed to
 be removed by applicant.

PASSED ON EMERGENCY BASIS

GRANTED AS RECOMMENDED

Mr. Lillie reviewed by use of slides. Ms. Susan Ardizoni, representing the applicant, told Council the merits of the zoning change.

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

RECESS

Council recessed its meeting at 5:25 P.M. and resumed its recessed meeting at 6:00 P.M.

ITEM RECONSIDERED

Motion

The Council, on Mayor Pro Tem Trevino's motion, agreed to reconsider the request of Mr. Grant Thomas that no further water or sewer taps be issued in Hyde Park until such time as Water and Waste Department has completed its study of the infrastructure capacity in the neighborhood.

Mrs. Dorothy Richter discussed the problems with water and wastewater in the area.

Mrs. A. Willms said she lives in the Hyde Park area and has never had any problem with water and wastewater and has no problem either, with apartments being built in the area.

Bert Kromack, Hyde Park area, said there are a number of sewer problems in the area.

Mr. Schwing, Director of Water and Wastewater, discussed the area and said staff is being very careful.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, directed the City Manager to direct the staff to bring this item back on the agenda in two weeks. (6-1 Vote, Councilmember Spaeth abstained because he owns property in the area.)

STATE PARKING GARAGE

Councilmember Duncan introduced an item from Council concerning the Downtown Revitalization Task Force recommendation on the State Parking Garage and made the following motion:

Motion

The Council, on Councilmember Duncan's motion, Councilmember Rose's second, adopted a resolution requesting the State of Texas to consider incorporating a pedestrian-oriented mixed-use facility in the State owned parking structure proposed for Lavaca and Sixteenth Street. (7-0 Vote)

ZONING HEARINGS CONTINUED

Mayor Mullen announced Council would continue zoning hearings begun earlier in the day. Council heard, closed the public hearings and directed the Acting City Attorney to draw up the necessary ordinances on the following cases:

C14 r-83	NATER INVESTMENTS	1100-1125 Lost Creek	From Interim "AA" 1st H&A
190	By Kinney Kaler	Boulevard	To Tr. 1 "O-1" 1st H&A
		1100-1122 Loop 360	Tr. 2 "LR" 1st H&A
			RECOMMENDED "O-1" 1st,
			"LR" 1st H&A for
			placement of berm sign,
			low level lighting,
			dense foliage to be
			provided as a buffer,
			applicant is to work with
			County and City on road-
			way improvements to
			Lost Creek & Loop 360,
			encourage applicant to
			provide right-turn lane.
			<u>GRANTED AS RECOMMENDED WITH</u>
			<u>CONCESSIONS AGREED TO BY</u>
			<u>THE APPLICANT **</u>

Mr. Lillie reviewed by means of slides.

Mr. Gerard Kinney, of Kinney Kaler, told Council they have worked for some time with the Lost Creek Neighborhood Association in doing this project and they have some very specific requests. "We want to make sure they get into the record correctly."

Sid Sanders, of Kinney Kaler, stated for the record: ** "We had a series of three meetings with the neighborhood association, we presented the project, got their concerns and went back, looked at ways we could address them, came back, gave these suggestions to them and even went so far as to deal with their concern of height. We took out and put up a structural pole with red balloons on the end of it at each building so they could all see the relative height of each building on the site. The end result of the whole process was a set of conditions that the owners have agreed to. The first one is that some of the adjacent property owners that their yards back up to the property the letter of the law would require a privacy fence, some of them would rather have a dense foliage buffer. We are amenable to that and have suggested they write the City requesting that so we do not get caught in the middle of the City requesting us to uphold the letter of the law and that particular neighborhood actually not wanting that. We've agreed to having an exit only access onto Lost Creek Boulevard. We have also agreed to work with the County and look at the feasibility of adding a right turn lane from our exit point to Loop 360. That happens to be a county road so we will have to work with the county and meet their criteria on that. One concern that they had was the ambient atmosphere at the lighting across the site because lots of views come across this site to the downtown area. We recommended that they go and look at other projects we've done around town. They did that and came back and said they want light standards that do not go two stories in the air and that all lights be directed straight

ZONING HEARINGS - (Continued)

at the ground, no point source of light being visible, and we agreed to that. Mr. Ailer, who owns a piece of property to the southwest corner of our property, his property is actually out in the county, called us and asked us to talk with him and we met with him. His concern is that our parking he would not like to look at. He has a fairly secluded six acre site and would not like to look across it and see our parking. The agreement we reached would be to put up a stone fence at least as high as any cars between his property and between any of our parking. One thing I would like to point out here is that the Planning Commission minutes had a typographical error in them. It said, instead of neighbor, neighborhood. Terribly ambiguous. The agreement was with a single individual known as the Kenneth Ailer tract property out in the county. The last agreement is a sidewalk on Lost Creek Boulevard to Loop 360. Again, the only hesitation here is that the street and right-of-way is county and we have had some indication the county may not want that. We will be glad to provide it if we can work it out with the jurisdictional bodies. They actually have to approve that. Now I will step away and let the neighborhood association catch me if I have left anything out."

Pam Gray, president, Lost Creek Neighborhood Association, told Council, "I don't think he left anything out. We do come in support of this project providing that all the conditions are met through zoning. We would also like to say thank you very much to the applicant for his cooperation."

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

C14 -83 DAVID AND FRED
207 MINTER
By W. M. Faust

2300-2524 Walsh
Tarleton

From Interim "AA" 1st H&A
To Tr. 1 "GR" 2nd H&A
Tr. 2 "O" 2nd H&A

NOT RECOMMENDED

RECOMMENDED "O-1" 2nd H&A
for area east of private
drive contiguous to Walsh-
Tarleton; "GR" 2nd H&A
for area to the rear;
maximum height of 45' from
grade of Walsh-Tarleton;
approval of drainage by
Public Works Department;
site plan approval; staff
is to review TIA prior
to City Council hearing
and prior to review of
site plan by Planning
Commission.

GRANT AS RECOMMENDED

Mr. Lillie reviewed by means of slides.

Tom Sidner appeared before Council said he is not opposed to the project,

ZONING - (Continued)

per se but is opposed to the precedent "you may be setting here for 2nd Height and Area in my neighborhood. No change has taken place in our neighborhood which would support increased height. Last Tuesday night the City Planning Commission used this project and used their acception that this project would be approved as an excuse to approve a similar zoning to 2nd height that is located in the same area as this but across the other side of Barton Creek Mall from this project. So clearly, a precedent is being set here. Let me quote from the Planning Commission minutes of October 4, 1983 when this project was discussed. Gilbert Martinez did not feel that Walsh-Tarleton can accommodate traffic from this project and Barton Creek Mall and his fears were eventually relieved because he did vote in favor of this project. The project that I am most concerned about will also be adding traffic to Walsh-Tarleton. Let me say a couple of things in favor of this project or distinguish it from the one I really will be opposed to. This project does not back up to a residential neighborhood and while this technically may be a 2nd height zone let me abuse the numbers on zoning a little bit and say that because this is only going to be 45 feet above the street level of Walsh-Tarleton, this is sort of a 1.3 height, which is not a correct term, but in summary, all I am saying is that I ask that you all remember me and when I come back to oppose the Walter Vackar project that they use this project in their assumption that you are going to approve 2nd height on this project as a reason for giving 2nd height on that project and I just ask if you can do that."

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

Zoning Hearings to be Continued

Council heard the following zoning hearings and voted for their continuance:

C14 r-83	CAPITOL DEVELOP-	4500-4630 Bull Creek	From Interim "AA" 1st H&A
177	MENT	5700 Mt. Bonnell Dr.	To "A-2" 1st H&A
	By Joe E. Higgs	5701 West Slope Dr.	RECOMMENDED subject
			to site plan, recommend
			that head-in parking
			aimed at single-family
			residences be placed on
			opposite side of street.

CONTINUE PUBLIC HEARING 11/10/83
AT 4:00 P.M.

Joe Higgs, representing the applicant, showed plans of the area and said all head-in parking has been eliminated. Robert Giddings, president, Lookout Mountain Neighborhood Association, is opposed to project. Too much traffic in the area already. Marcilene Lasater showed a map and talked about the traffic dumping out on RR 2222. Paul Nieman said he just bought a house in the area and the proposed duplexes will be right across the street from him. Joe Higgs summarized and discussed the 21 living units.

ZONING HEARINGS - (Continued)

Council discussed the traffic of intersection of project with 2222. There were several questions. Mayor Mullen asked that staff compile traffic information and vote next week. Councilmember Shipman requested staff to get together with the Highway Department concerning options for making 2222 safer.

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

C14 -83	WILLIAM H. ESPEY,	1134-1152 Lost Creek	From Interim "AA" 1st H&A
157	TRUSTEE	Boulevard	To "GR" 1st H&A
	ROBERT J. HUSTON		NOT RECOMMENDED
	TRUSTEE		RECOMMENDED "LR" 1st H&A
	By David Ambrust		subject to restrictive
			covenant limiting use to
			bank facility, noting
			that zoning will rollback
			to "O-1" 1st H&A in the
			event the bank use ceases.

PUBLIC HEARING CONTINUED TO 11/17/83 AT 6:00 P.M.

C14r-83	NARJIS INVESTMENTS	1114 Lost Creek	From Interim "AA" 1st H&A
161	N.V., TRUSTEE	Boulevard	To "GR" 2nd H&A
	By Geroge E.		NOT RECOMMENDED
	Henderson		RECOMMENDED "LR" 2nd H&A
			for building pad only,
			subject to restrictive
			covenant limiting use to
			bank facility, "O-1" 1st
			H&A for balance.

PUBLIC HEARING CONTINUED TO 11/17/83 AT 6:00 P.M.

Mr. Lillie reviewed both cases. George Henderson expressed concern about traffic re Case C14r-83-161. Jack Morton, representing the applicant for case C14-83-157 discussed the proposed project. Pam Gray, Lost Creek Neighborhood Association, requested a denial. Paul Schuman showed slides and asked the case be denied. Nancy Lux showed maps, discussed the traffic and spoke in opposition. Gerhardt Schultz also spoke in opposition. After discussion concerning traffic, environment and impact, the Council agreed to continue the public hearings on November 17, 1983.

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

Zoning Case Withdrawn

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, voted to approve WITHDRAWAL of the following zoning case: (7-0 Vote)

ZONING HEARINGS - (Continued)

C14 r-83 MOPAC-NORTHLAND 5701-5921 Balcones From "O-1" 1st H&A
151 PARTNERSHIP also bounded by MoPac To "O" 2nd H&A
By Paul Moore Boulevard NOT RECOMMENDED
(postponed from October 13, 1983) WITHDRAWN

Zoning Cases Denied

The Council, on Councilmember Urdy's motion, Councilmember Shipman's second, voted to DENY the following zoning case: (7-0 Vote)

C14 -83 M.E.T. INVESTORS 7000, 7002, 7004, From "AA" 1st H&A
186 By Timothy Waugh 7006, 7100 Dubuque To "A" 1st H&A
Lane NOT RECOMMENDED
3104 Susquehanna Ln. DENIED

Valid petition on file.

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

The Council, on Councilmember Shipman's motion, Councilmember Duncan's second, voted to DENY the following zoning case: (7-0 Vote)

C14-83 JOYCE PARRISH 313 West 38th Street From "A" 1st H&A
199 By Sheri Gallo To "O-1" 1st H&A
DENIED

Valid petition on file.

No recommendation from Planning Commission.

Mr. Lillie reviewed by use of slides.

Sheri Gallo read a letter concerning the withdrawal of her name from the petition, as did Art Gallo. Rhonda Denton said she supports the change. Alta Willms supports re-zoning and Dorothy Richter showed slides and said she opposes. Estelle Nilson, June Hawley, Bertha Casey all opposed. Sheri Gallo compared the proposal to Koenig Lane Office area, and said the zoning is valid for the area. Councilmember Spaeth favors the zoning change. Councilmember Duncan does not agree and said it would be spot zoning. Councilmember Shipman agreed. Mayor Mullen and Councilmember Rose thought the bungalow concept for business should be looked at. Sheri Gallo said she wants to preserve the structure. Mayor Mullen said, "There is a desire to look at the bungalow idea. I would suggest that we not close these people out because it takes another 18 months for it to come up again. Why don't we leave this open..." Mr. Lillie pointed out, "If the Commission and the Council both deny the case it would take 18 months but you had no recommendation from the Planning Commission so this case can come up at any time."

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

SOUTH AUSTIN MUD

Mayor Mullen opened the public hearing set for 5:30 p.m. to consider the South Austin MUD (NPC).

Marc Bailes, representing NPC, reviewed by means of maps. Guymon Phillips also reviewed the area. Mr. Bailes said the facilities would be in the ground in accordance with the Oak Hill annexation plan.

Councilmember Shipman asked about a fire station and Bill Roberts told her they can use volunteers and contract to serve with City personnel. Mr. Bailes said they will sell district bonds for the station and pumper.

Randy Baylor said he neither supports or opposes but discussed utilities and traffic. Bert Cromack, Save Barton Creek Association, said the planned 5.75 units per acre is too dense. Frank Cooksey, Save Barton Creek Association, said this would not follow the master plan. Mary Arnold discussed the fiscal aspects of the MUD proposal.

Motion

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

ADJOURNMENT

Council adjourned its meeting at 9:45 P.M.