



## Austin City Council MINUTES

For AUGUST 28, 1986 - 1:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

### City Council

Frank C. Cooksey  
Mayor

John Treviño, Jr.  
Mayor Pro Tem

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

Jorge Carrasco  
City Manager

Elden Aldridge  
City Clerk

### Memorandum To:

Mayor Cooksey called to order the meeting of the Council, noting the presence of all Councilmembers.

#### MINUTES APPROVED

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, approved minutes for regular meeting of August 21, 1986 and special meetings of August 19 and 20, 1986. (4-0 Vote, Councilmembers Rose and Urdy and Mayor Pro Tem Trevino out of the room.)

#### CITIZEN COMMUNICATIONS

Mr. Louis Warren Black talked about proposed road construction on South Lamar Boulevard. Mr. Daniel Traverso, Mr. Robert Meisel and Mr. Jim Ray discussed the building permit for 1105 West 11th Street. Mr. Richard G. Hardin, owner of the property at 1105 West 11th Street, discussed what has happened. Mr. James L. Wright Jr., did not appear.

#### DOWNTOWN COMMISSION

Ms. Karen Walz clarified several sections of the resolution creating the Downtown Commission and the Urban Forum of Austin.

#### HUMAN RELATIONS COMMISSION

Mr. James Pinedo presented a film to illustrate his discussion of the immigration and naturalization services.

## OLD BUSINESS - ZONING ORDINANCES

(1) TOMMY P. THOMPSON                425 Woodward Street          From "LO" to  
By Gordan Bohmfalk                                 "MF-3"  
C14-86-027

(2) ALSTON BOYD                      7801. & 7802-7804                      From Interim  
By Hoyle Osborne                      Bell Mountain Drive                      "SF-2" to "NO"  
C14r-85-105 A&B

(3) STEHLING JOINT VENTURE  
By Richard Mathias Co.  
C14-86-122

8504 Beech Drive

From "LO" to "GO"

(4) JAMES H. ARNOLD, SR. 13114 F.M. 620 From Interim  
ET AL "SF-2" to "CS"  
By Kristaponis, Gregory  
& Associates  
C14r-85-260

Second and third readings. First reading on November 7, 1985, (6-0). Councilmember Mark Rose absent. Conditions have been met as follows: Development restricted to that shown on site plan attached as Exhibit "A" to the ordinance. Right-of-way on F.M. 620 and U.S. 183 has been conveyed by Street Deed.

## ITEM POSTPONED

Postponed was consideration of a resolution for a record vote in increasing the effective property tax rate by up to 7.99% and setting a public hearing on the proposed tax increase.

## ITEM PULLED

Pulled from the agenda was an ordinance to consider amending the City of Austin/APCOA, Inc. agreement to provide additional shuttle bus service and revise the public parking rates at Robert Mueller Municipal Airport.

## CONSENT ORDINANCES

Zoning Ordinances

The Council, on Councilmember Rose's motion, Councilmember Humphrey's second, waived the requirement for three readings and finally passed an ordinance amending Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance) to cover the following change:

HOWARD L. BURRIS JR.  
By Kristaponis, Gregory  
& Associates  
C14-85-170

Lakewood Drive &  
Jester Estates  
Boulevard

From Interim "SF-2"  
& Interim "RR" to  
"LR", "SF-3" & "SF-6"

Heard and granted September 5, 1985, (6-0). Councilmember Mark Rose out of room at roll call. Conditions have been met as follows: Restrictive covenant incorporating conditions imposed by Council has been executed.

Water and Wastewater Tap Exemption

Approved a water and wastewater tap use hardship exemption for Robert A. Bond.

Salvation Army

Approved reduction of right-of-way use fee for Salvation Army Social Service Center.

## CONSENT RESOLUTIONS

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Urdy's second, adopted the following resolutions in one consent motion: (6-0 Vote, Councilmember Humphrey out of the room)

Dedications

Approved dedication of the following:

- a. A permanent public utility easement and a twenty foot temporary construction easement for the construction of a water transmission main across a portion of Balcones District Park.

- b. A twenty foot permanent water and wastewater easement and a seventy foot temporary construction easement across City-owned land for the East Austin Transmission Main.

#### Release of Easements

Authorized release of the following easements:

- a. Release of Blanket Electric Easements of record in Volume 549, Page 319, and Volume 614, Page 50, of the Travis County Real Property Records insofar as they offset 145.426 acres of land situated in the J. C. Tannehill League, Abstract #22. (Request submitted by Daniel W. Nelson on behalf of his client David K. G. Chan)
- b. A portion of the 15' Public Utility Easement located on Lot 1-A, Resubdivision of the 3.78 acres subdivision, U.S. 290 East at Geneva Drive. (Request submitted by Mr. James M. Grant)
- c. The 5' Public Utility Easement on Lot 27, Ridgewood Village Section 1, 3201 George B. Hatley Drive. (Request submitted by Anthony J. Melli)
- d. A portion of the Public Utility Easement on the common Lot line of Lots 1 & 11 and release of a portion of the Electric Easement on the common lot line of Lots 1 & 2, Block B, Mountain Top Acres. (Request submitted by Donald R. Small on behalf of his client 620 Mountain Top Acres Ltd.)
- e. Portions of the 5' Public Utility Easements on the common lot line of Lots 1 & 2, Penick Place, 5600 Penick Drive. (Request submitted by Mr. Alan N. Curtis)
- f. The Overhead Electric Easement as dedicated on Lot 2, Resubdivision of part of Lot 5, Mrs. Lou H. Hill Subdivision, 5510 North I.H. 35. (Request submitted by McGray & McGray Land Surveyors, Inc., on behalf of Landmark Government Securities)
- g. A 5' Electric and Telephone Easement of record in Volume 3758, Page 1785, Real Property Records of Travis County, Texas. (Request submitted by Jeryl Hart Engineers, Inc., on behalf of its clients Mr. and Mrs. Toby J. Chandler)

#### License Agreements

Approved entering into the following license agreements:

- a. To allow the encroachment of landscaping into the street median of Stonehollow Drive near Metric Boulevard. (Request submitted by Russ Bragg, Landscape Architect, on behalf of his client Trammell Crow Company) (Passed previously)

- b. To allow the encroachment of a pedestrian tunnel into the public right-of-way of West 6th Street, 100 Block. (Request submitted by Mr. Jackson C. Morton Jr. on behalf of Scarbrough Building Partnership.)

#### Capital Improvements Program

Approved a community facilities agreement between the City of Austin and Austech Properties, for improvements to West Powell Lane between Georgian Lane and North Lamar.

#### Contracts Approved

Approved the following contracts:

- a. WESTINGHOUSE ELECTRIC CORPORATION - CAPITAL IMPROVEMENTS PROGRAM -  
201 N. St. Mary's, Suite #512 Protective Relays, Electric  
San Antonio, Texas Utility Department  
Item 1 & 2 - \$28,657.68 C.I.P.  
Nos. 85/16-02 & 85/16-18
- b. B & B LANDCLEARING COMPANY, INC. - CAPITAL IMPROVEMENTS PROGRAM -  
1212 Old Bastrop Highway Installation of Underground  
Austin, Texas Electric Distribution facilities  
for Scofield Farms Street  
Dedication Phase I, Electric  
Utility Department  
Total \$34,639.10 C.I.P. No.  
86/15-01
- c. THE MESA COMPANY - CAPITAL IMPROVEMENTS PROGRAM -  
22 Golden Shadow Circle Heat Rate Analysis Software,  
The Woodlands, Texas Electric Utility Department  
Total \$35,000.00 86-S615-KM

#### Pipe Line License Agreement

Approved entering into a Pipe Line License Agreement with the Missouri-Kansas-Texas Railroad Company for placement of a sixty-six (66") water line across MKTRC's right-of-way to serve the proposed east Austin area.

#### Approach Mains

Approved the following approach mains

NOTE: The amount of LUE's approved for wastewater commitment does not guarantee services in the event that the flows to affected treatment plants exceed legally permitted flows, and does not imply commitment for land use. (Water and Wastewater Commission recommends approval.)

- a. 463 Woods at Nuckols Crossing (Wastewater)
- b. 489 Highway 290 Tract (Water)
- c. 490 Highway 290 Tract (Wastewater)
- d. 848 Opportunity Business Park (Water)
- e. 878 Bergstrom 110/Colorado Heights (Water)
- f. 1096 Sayers Tract (Wastewater) City Cost Participation
- g. 1111 The Bend at Nuckols Crossing (Wastewater)
- h. 1148 Three Points Common (Water)
- i. 1149 Three Points Common (Wastewater)

#### Utility Joint Use Agreement

Approved entering into a Utility Joint Use Agreement with the State Department of Highways and Public Transportation for the adjustment of an existing 24 inch water line which crosses under IH-35 just south of Oltorf Street.

#### Williamson County Rural Fire Prevention District No. 2

Granted permission for creation of the Williamson County Rural Fire Prevention District No. 2.

#### Grant Application

Authorized submission of a grant application to the Texas Parks and Wildlife Department for funding in the amount of \$750,000 to defray the cost of a 51.15 acre site to be used for a district park on Slaughter Creek.

#### Item Postponed

Postponed was consideration of a resolution authorizing submission of a unified application for modification on waste reduction to the already approved or in process plans for the Loop 360 corridor area. Council directed the setting of a work session on October 15, 1986.

#### Waste Reduction and Purchasing Policies

Approved directing the City Clerk to remove the recorded resolution on waste reduction and record the resolution passed by the City Council on May 22, 1986, concerning waste reduction and purchasing policies.

#### Item Postponed

Postponed until September 11, 1986 is consideration of recommendation for the lease or lease purchase of office space for the Water and Wastewater Utility Department.

Public Hearing Set

Set a public hearing on the following:

Dedication of a permanent easement containing 2,986 square feet for the construction of regional wastewater improvements out of a portion of the Bull Creek Greenbelt: October 9, 1986 at 3:00 p.m.

**COMPREHENSIVE WATERSHED ORDINANCE**

The Council, on Councilmember Carl-Mitchell's motion, Mayor Pro Tem Trevino's second, waived the requirement for three readings and finally passed an ordinance approving Comprehensive Watershed Ordinance waivers for the following: (6-1 Vote, Mayor Cooksey voted No.)

- a. Patton Ranch
- b. Bohls Ranch
- c. Hidden Valley
- d. Westview on the Lake Phase B
- e. Little Bear Estates
- f. Stonelake
- g. Jenkins Tract

**NORTH VILLAGE BRANCH LIBRARY**

The Council, on Councilmember Humphrey's motion, Mayor Pro Tem Trevino's second, adopted a resolution approving a lease renewal for the North Village Branch Library. (7-0 Vote)

**PUBLIC HEARING - ELECTRIC RATES**

Mayor Cooksey opened the public hearing set for 2:00 p.m. on discussion and setting of electric rates. He re-opened the public hearing at 6:20 p.m. so more people could speak. The following people spoke:

Gary Jordan, Robert Grona, Bill Hart, Ralph Mehringer, Dan Rogers, Bob Mossman, Rebecca Heflin, David Frink, Alan Holman, Joe Jerkins, Ed McCarthy, Steve Leven, Tom Smith, Larry Joines, Jim Browder, John Sanford, Bill Stotesbery, Albert Fairweather, Shudde Fath, Bill Oakey, Willo Hardin, Ann McAfee, Conrad Fath, Dan Henderson, Steve Beers and Lanetta Cooper.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Carl-Mitchell's second, closed the public hearing. (5-0 Vote, Councilmembers Rose and Urdy out of the room.)

## ITEM POSTPONED

Postponed for two weeks (to September 11, 1986) is consideration of an ordinance establishing interior configuration, lighting, licensing and related requirements for adult arcades. This item was introduced by Mayor Cooksey.

## ZONING HEARINGS

Mayor Cooksey announced Council would hear the following zoning cases. Council heard, closed the public hearings and passed through either first or all three readings. Some cases were postponed.

Cases Taken By Consent Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, either approved or postponed the following cases in one consent motion: (6-0 Vote, Councilmember Rose out of the room.)

r-86 GREAT HILLS  
045 LIMITED  
By Neal Graham

Proposed Arterial 8  
(Forsythia Drive)

From "SF-2 & "DR"  
To Tr. 1 "LR"  
Tr. 2 "GR"

RECOMMENDED subject to ordinance requirements and departmental recommendations with applicant to develop erosion and sedimentation control standards prior to ordinance.  
FIRST READING ONLY

-85 GREAT HILLS  
381 LIMITED, INC.  
By Neal Graham  
(part 2)

8600 Bluegrass Dr.  
& Proposed Arterial  
8

From "I-RR"  
To Tr. D "SF-6"  
Tr. E "SF-6"  
Tr. F "SF-6"  
Tr. G "LR"

RECOMMENDED (as amended)  
subject to the following:

Tract D "SF-6" limited to 5 units on 0-15% slopes only except for driveways to Bluegrass Drive; Tract E "SF-6" limited to 22 units; Tract F "SF-6" limited to 36 units and Tract G "LR" as requested, and all above subject to driveway permits at time of site plan, filtration on all sites unless environmentally unsound.

FIRST READING ONLY

APPROVED AS SET OUT IN LETTER (SEE THE FOLLOWING FOUR PAGES) AND THE FOLLOWING CONDITIONS FOR "LR" PORTION:

1. Limit on "LR" tract to FAR of .10 with maximum of 17,500 square feet of retail uses. Not more than 6,000 square feet per structure.



8/28/86

- 2) Maximum height of 28', excluding pitched or sloped roof design.
- 3) Maximum coverage of 40%
- 4) Residential design treatment of structures consistent with elements described in letter from Murphy Engineering dated August 20, 1986.
- 5) Compliance with all other ordinance requirements.



Murfee Engineering Company

August 20, 1986

Mr. Tracy Watson  
Deputy Director

Mr. Duncan Muir  
Program Manager - Site Plan Review

Office of Land Development Services  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Gentlemen:

Pursuant to our meeting on Friday, August 15, 1986, I have reviewed, with the owner and our project architect, a list of design elements that could be incorporated into the final design and site plan of the proposed neighborhood retail development in the Great Hills Village. The site plan that would be provided for the city's review, prior to the issuance of a building permit, will be evaluated under these criteria in addition to normal ordinance requirements.

Since many of these items are of a subjective design nature and are subject to interpretation, the owner is somewhat reluctant to make the final approval of a site plan contingent on the city's acknowledgement that these design elements have been met. It is my hope that this letter will

evidence our willingness to subject our project to this additional review and that you, on the city's behalf, will agree not to unreasonably withhold approval of the site plan.

The design elements which we would propose incorporating into the planning and construction of the 17,500 BSF of retail use at the corner of Bluegrass and Arterial 8 are as follows:

1. Buildings should not contain more than 6000 square feet. The purpose of this limitation is to require that the retail space will be built in three to four buildings at different elevations on site. The buildings should be placed on the site with regard to the topography and trees to present a varied street elevation instead of a single building with an unbroken facade.

2. Building design should make use of the following architectural elements and materials to the greatest extent feasible; (a.) sloped or pitched roofs, (b.) masonry including stone, brick and stucco, (c.) split level structures to conform to the topography of the site.

3. The height of buildings shall typically be one story except that buildings may make use of split levels to gain a loft or enclosed storage space. In no event shall height exceed 28 feet except to incorporate a pitched or sloped roof design.

4. Parking lot pavers will be utilized to break up large asphalt parking areas where appropriate.

In addition to the Hill Country Road Ordinance Requirements imposed on Case C14r-86-044 (LO zoning for 51,200 BSF), we propose the following design elements be incorporated into the design of the office structures

1. Buildings are proposed as two stories over surface parking. Parking below buildings shall be enclosed to present the appearance of an additional floor rather than the typical 'stilt' look. The existing vegetation on site should be utilized to screen the parking from the street level.

2. Building facades should be articulated to achieve a neighborhood scale. Windows should be punched into the structures' facade instead of using strip windows or glass curtain wall construction.

3. Building design should make use of the following architectural elements and materials to the greatest extent feasible; (a.) sloped or pitched roofs, (b.) masonry including stone, brick and stucco. No reflective glass (mirror type) shall be used.

4. Parking lot pavers will be utilized to break up large asphalt parking areas where appropriate.

You had also requested a development limitations summary showing the amount of impervious cover and floor-to-area ratios imposed on the property.

Tract Two which includes the 17,500 BSF retail site, meets the following development limitations:

Case C14-85-381(Part 2)

Tract E 9.41 acres SF-6 22 units

Tract F 5.63 acres SF-6 36 units

Tract G 2.15 acres LR 17,500 BSF

SITE AREA	17.19 AC.	748,796 SQFT
AREA IN NATURAL STATE	64%	
LANDSCAPED AREA	18%	
IMPERVIOUS COVER	18%	

BUILDING SQUARE FOOTAGE

LR COTTAGE RETAIL

17,500 SQFT

SF-6 TOWNHOMES

38,869 SQFT (36 UNITS)

TOTAL

56,369 SQFT

PERMITTED FAR UNDER HCRO

83,853 SQFT .112 FAR

ACTUAL FAR

56,369 SQFT .075 FAR

This summary has been changed to reflect the Planning Commission's recommendation for 36 townhome units instead of LO zoning requested on Tract F.

The development limitations summary for Tract One is the same as was disclosed at our meeting on Friday the 15th. I have included this summary for the record.

Case C14r-86-044

Tract D 10.35 acres SF-6 5 units

Tract H 4.85 acres LO 51,200 BSF

SITE AREA	15.20 AC.	662,112 SQFT
AREA IN NATURAL STATE	73%	
LANDSCAPED AREA	13%	
IMPERVIOUS COVER	14%	

**BUILDING SQUARE FOOTAGE****LO OFFICE****51,200 SQFT****SF-6 TOWNHOMES****3,351 SQFT (5 UNITS)****TOTAL****54,551 SQFT****PERMITTED FAR UNDER MCRO****62,247 SQFT****.094 FAR****ACTUAL FAR****54,551 SQFT****.082 FAR**

These limitations reflect the development of the property in accordance with the PRA site plan which has been reviewed by the staff.

After you have had a chance to review the information in this letter, please let me know if you have any suggestions or changes in these requirements for the development of these properties. It is my hope that these additional site development requirements address your concerns regarding our zoning request.

Sincerely,

  
 Neal Graham

-86 CITY OF AUSTIN  
 147 PARKS AND  
 RECREATION  
 DEPARTMENT  
 By Stuart Strong

1100 Cumberland

From "SF-3"  
 To "P"  
 RECOMMENDED

PASSAGE OF ORDINANCE

-86 NASH PHILLIPS/  
 158 COPUS, INC.  
 By Martin L. Camp/  
 J. Bradley  
 Greenblum

12313-12413 Cooper-  
 field Drive  
 12300-12409 Uttimer  
 Lane

From "SF-2"  
 To "SF-3"  
 RECOMMENDED

PASSAGE OF ORDINANCE

900-1015 Markham Ln.  
 12300-12320 Furrow Cove  
 1000-1006 Chillip Cove  
 12400, 12401, 12403,  
 12404 Fallen Tower Lane  
 12304 Thompkins Drive

r-86 CITY OF AUSTIN  
 152 PARKS AND  
 RECREATION  
 DEPARTMENT  
 By Stuart Strong

8403 Adirondack  
Trail

From "SF-3" & "MF-3"  
 To "P"  
 RECOMMENDED  
 FIRST READING

r-86 153	CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT By Stuart Strong	4621 Spicewood Springs Road	From "SF-3 To "P" RECOMMENDED <u>FIRST READING</u>
r-86 156	PLEASANT VALLEY, LTD. By Gail Temple	4410 East Riverside	From "GR" To "CS-1" RECOMMENDED POSTPONED TO 9/4/86
r-86 157	SANFORD GOTTESMAN By Gail Temple	1817-B East Ben White Boulevard	From "GR" To "CS-1" RECOMMENDED <u>FIRST READING</u>
r-86 048	B & J ASSOCIATES & ST. DAVID'S COMMUNITY HOSPITAL	919 East 32nd St.	From "MF-3", "MF-4", "LO" & "CS" To "CS" RECOMMENDED <u>FIRST READING</u>
-86 139	CAMERON PARK, LTD. By Kristaponis, Gregory, and Associates, Inc.	13606 Cameron Road	From "DR" To "MH" RECOMMENDED subject to limiting density to 10 mobile homes per acre. <u>FIRST READING</u>
<u>DELETE RIGHT-OF-WAY</u>			
-86 148	CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT By Stuart Strong	West Dittmar Road at Boggy Creek	From "I-RR" To "P" RECOMMENDED subject to dedication of up to 45 feet of right-of-way from centerline of Dittmar Road. <u>FIRST READING</u>
<u>DELETE RIGHT-OF-WAY</u>			
-86 149	CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT By Stuart Strong	1600 City Park Road	From "LA" & "UNZ" To "P" RECOMMENDED subject to land within 1,000 feet of the Lake Austin shoreline complying with the "LA", Lake Austin zoning district development standards and dedication of up to 60 feet of right-of-way from the centerline of Greenshores Drive and Oakshores Road. <u>FIRST READING</u>
<u>DELETE RIGHT-OF-WAY</u>			

8/28/86

- |     |  |                                |   |
|-----|--|--------------------------------|---|
| -86 | CITY OF AUSTIN                                   | Convict Hill Road              | From "DR"   |
| 150 | PARKS AND RECREATION DEPARTMENT                  | at Woodcreek Road              | To "P"  |
|     | By Stuart Strong                                 |                                | RECOMMENDED subject to dedication of up to 40' of right-of-way from centerlines of Convict Hill Road and Beckett Rd.  |
|     |  | <u>DELETE RIGHT-OF-WAY</u>     | <u>FIRST READING</u>  |
|     |  |                                |   |
| -86 | VALERO   | 908 Little Texas               | From "SF-3"   |
| 164 | TRANSMISSION COMPANY & WILLIAMSON CREEK CEMETERY | Lane<br>5700 Block South IH-35 | To Tr. 1 "P"  |
|     | By City of Austin                                |                                | Tr. 2 "P"   |
|     |  |                                | RECOMMENDED "P" and suggest that developer incorporate fencing around cemetery.   |
|     |  |                                | <u>POSTPONE TO 9/25/86</u>  |
| -86 | JAMES W. AKINS,                                  | 8008 Burleson Road             | From "DR"   |
| 141 | ET UX  |                                | To Tr. 1 "IP"   |
|     | By Dick Wynn                                     |                                | Tr. 2 "W/LO"  |
|     |  |                                | RECOMMENDED "IP" on western tract and "WLO" on the eastern portion of ten acres, subject to dedication of up to 45' of right-of-way from centerline of Burleson Road and compliance with the following additional conditions: |
|     |  | <u>DELETE RIGHT-OF-WAY</u>     |   |

Applicant will post for "No Thru Trucks" signs to be placed on Norwood Lane at Burleson Road and U.S. 183, if approved by the Director of Urban Transportation. Applicant will identify a contact person for the neighborhood association during construction on the site. No access through Blue Bonnet Gardens Subdivision to Norwood Lane as long as the west side of Norwood Lane remains zoned for residential use. A 25' strip of "DR" Development reserve, to remain on the east side of Tract 2 and waiver of distance requirements of Compatibility Standards by the neighborhood association from the 25' strip. Re-zoning of the 25' strip of "DR" zoning may occur at any time property on the west side of Norwood Lane is zoned non-residential. The 25' "DR" will be maintained and landscaped as required by current ordinances. Any land located in the 100-year floodplain will be zoned "RR" if a Waterway Development Permit precludes alteration or fill which would remove the land from the floodplain.

FIRST READING

r-86 ELEANOR FORD & 9912 Manchaca  
126 FIRST CITY  
NATIONAL BANK  
By William Brown

From "SF-2"  
To "GR"

RECOMMENDED subject to preserving 20' along the west property line in its natural vegetated state (prohibiting curb cuts into Allred), and dedication of up to 50' of right-of-way from centerline of Manchaca and 60' from centerline of Slaughter.

POSTPONED TO 9/11/86

r-86 C. & W. BACH 13625-13661 Pond  
131 By Richard Suttle Spring Road  
13687-13713 U.S.  
183, 12601-  
12617 Hymeadow Dr.

From "LO" & "SF-2"  
To "GR"

RECOMMENDED subject to dedication of up to 35' of right-of-way from centerline of Hymeadow Drive and reservation of 150' of right-of-way from centerline of U.S. 183.

FIRST READING

APPLICANT TO PROVIDE FISCAL FOR  
FOUR STOP SIGNS FOR HYMEADOW DRIVE

-86 NASH PHILLIPS/ 12119-12209 Thompkins  
159 COPUS, INC. Drive  
By Martin L. Camp/ 12305-12425 Thompkins  
J. Bradley Drive  
Greenblum 1100-1115, 1201-1225  
E. Yager Lane

From "DR"

To Tr. B "LR"

Tr. C "SF-6" & "RR"

Tr. D "SF-6" & "RR"

RECOMMENDED "LR" for Tr. B and "SF-6" for Trs. C & D (as amended) subject to dedication of up to 45 feet of right-of-way from centerline of Yeager Lane with "RR" zoning on floodplain prior to Certificate of Occupancy with no transfer of density.

FIRST READING

r-85 ALFRED HUGHES 9121 United Drive  
143 By Armbrust &  
PDA Brown

From "LI"

To "LI/PDA"

RECOMMENDED subject to coordination with Public Works Department as to the proposed C.I.P. improvements for United Drive and revision of shared-parking analysis for entire project.

FIRST READING

-85 376	LOLA WILLIAMS & HOWARD NALLEY By Wade Masterson	9310 Jollyville Rd.	From "I-SF-3" To "LO" RECOMMENDED subject to conditions agreed to by applicant and neighborhood, <u>FIRST READING</u>
-86 169	BRIDGEPOINT/ AUSTIN NO. 1 By T. Stewart Norman	6300 Bridgepoint J.V. Parkway	From "LO" To "GR" <u>FIRST READING</u>
-86 170	WATERLOO II, LTD. By Clark Mente	1104 North Lamar	From "CS" To "CS-1" <u>FIRST READING</u>
r-86 173	OAK HILL UNITED METHODIST CHURCH By Jean Strobe	7815 Hwy. 290 West	From "DR" To "LO" <u>FIRST READING</u>
-86 171	RICHARD FRAZIER By Shannon Eckols	3501 & 3500 Dime Circle	From "SF-2" To "LI" <u>FIRST READING</u>
r-85 332	KAC HOLDING CO. By Charles Alexander, Jr.	1208 South RR 620	From "I-RR" To "CR" (as amended) <u>FIRST READING</u>
r-83 044	SYLVION KIVLIN By Fred Robinson	5917-6599 South I.H. 35	Site Plan Approval RECOMMENDED <u>FIRST READING</u>
r-85 132	FIELD'S GROUP MANAGEMENT, INC. By Gail Temple	2114 New Slaughter Lane	Site Plan Approval Ordinance Amendment RECOMMENDED <u>FIRST READING</u>



8/28/86

C14-85  
288

#95 BOB KENT

8834 Circle Drive

From "I-SF-2"  
To "CS"  
NOT RECOMMENDED  
RECOMMENDED "NO"  
restricted to a maximum  
impervious coverage of  
65%; maximum FAR of .25  
to 1; compliance with  
all provisions of the  
Williamson Creek  
Watershed Ordinance.

FIRST READING

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The following cases were heard, public hearing closed and action  
taken as designated; or postponed.

r-85 BRODIE BUNCH,  
280 LTD.  
By Terrence Lang  
Irion

8611 Brodie Lane

From "I-RR"  
To Tr. 1 "LR"  
Tr. 2 "GR"  
Tr. 3 "MF-2"  
NO RECOMMENDATION

GRANTED TRACT 1 "LR"  
TRACT 2 "GR"  
TRACT 3 "SF-6"  
FIRST READING ONLY

(On Councilmember Urday's motion, Mayor Pro Tem Trevino's second,  
4-3 Vote, Councilmembers Shipman and Carl-Mitchell and Mayor  
Cooksey voted No.)

r-86 GREAT HILLS  
044 LIMITED  
By Neal Graham

Northwest corner of  
Forsythia Drive,  
and located west of  
Loop 360 near the  
Spicewood Springs  
Intersection

From "SF-2" & "DR"  
To "LO"  
NOT RECOMMENDED  
RECOMMENDED "SF-6"  
subject to density  
specified in the North-  
west Plan and three  
conditions recommended in  
TIA—waived Compatibility  
Standards to delete site  
plan requirements for two  
25,600 sq. ft. office  
buildings.

FIRST READING

*Granted "LO"*  
THE LETTER, PAGES 9-12 OF THIS MEMO,  
ALSO APPLIES TO THIS CASE.

(On Councilmember Carl-Mitchell's motion,  
Mayor Pro Tem Trevino's second, 5-0 Vote,  
Councilmembers Rose and Urday out of the room)

8-86 BLACKLAND 2007-2011 Salina St. From "SF"  
026 COMMUNITY 1801-1805 East 21st To P.U.D./Elderly  
DEVELOPMENT CORP. Street Group Residential  
By Karen Paup RECOMMENDED  
FIRST READING

(On Councilmember Urdy's motion, Councilmember Shipman's second,  
6-0 Vote, Councilmember Rose out of the room.)

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r-85 DON ENGLING 10603 RM 2222 From "I-SF-2" & "DR"  
018A By Richardson To Tr. 1 "GR"  
Verdoorn, Inc. Tr. 2-8 "LO"  
RECOMMENDED subject to:

Dedication of up to 45 feet of right-of-way from the centerline of Bonaventure Drive. Dedicate 60 feet of right-of-way from the centerline of R.M. 2222 and reserve 150 feet of right-of-way from the centerline of R.M. 2222. The 2222 Business Park project should participate in the signalization of the Riverplace Drive/R.M. 2222 intersection. Fiscal participation should be based on a pro rata share in agreement with neighboring developments. Upon design of R.M. 620/R.M. 2222 intersection improvements, fiscal participation based on a pro-rata share; consistent with neighboring development. And also traffic phasing agreement.

FIRST READING

(On Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, 7-0 Vote.)

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r-85 DON ENGLING 10603 RM 2222 From "DR"  
018B By Richardson To "MF-2"  
Verdoon, Inc. RECOMMENDED (as amended)  
subject to:

Dedication of up to 45 feet of right-of-way from the centerline of Bonaventure Drive. The 2222 Business Park project should participate in the signalization of the Riverplace Drive/R.M. 2222 intersection. Fiscal participation should be based on a pro-rata share in agreement with neighboring developments. Upon design of R.M. 620/R.M. 2222 intersection improvements, fiscal participation based on a pro-rata share consistent with neighboring developments.

FIRST READING

(On Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, 7-0 Vote)

r-85 DON ENGLING . 10603 RM 2222  
018C By Richardson  
Verdoon, Inc.

From "DR"  
To "MF-2"  
RECOMMENDED (as amended)  
subject to:

Dedication of up to 45 feet of right-of-way from the centerline of Bonaventure Drive. The 2222 Business Park project should participate in the signalization of the Riverplace Drive/R.M. 2222 intersection. Fiscal participation should be based on a pro-rata share in agreement with neighboring developments. Upon design of R.M. 620/R.M. 2222 intersection improvements, fiscal participation based on a pro-rata share consistent with neighboring developments.

FIRST READING

(On Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, 7-0 Vote)

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-86 NUECES PLAZA, 1815 Nueces  
140 By Donna  
Kristaponis

From "CS-MU"  
To "DMU"  
RECOMMENDED subject to  
dedication and improvement  
of parkland.  
FIRST READING

Motion

Councilmember Humphrey made a motion, seconded by Mayor Pro Tem Trevino to approve on FIRST READING.

Friendly Amendment

Councilmember Carl-Mitchell offered a friendly amendment of the following points, which was accepted.

1. One way access on the alley going east.
2. Improvement and maintenance of the alley will be the responsibility of the applicant.
3. Tied to site plan submitted for administrative approval.
4. Also tied to dedication and improvement of parkland across Nueces and site comply with Landscaping Ordinance.
5. Dedication of parkland prior to Certificate of Occupancy.

Roll Call

6-1 Vote, Councilmember Shipman voted NO.

6/28/86

r-86 WSLA DEVELOPMENT 10500, 10600, 10602, From "SF-2"  
 118 CORP. 10704, 10706, 10900 To Trs. 5 & 7 "GR"  
 By Thomas J. Pecan Park Road RECOMMENDED subject to  
 Ellis the following conditions:

Provide a 30' landscape buffer and 20' building setback. However, if anything other than landscaping occurs within this 20' setback, it will require approval through the site plan process (total buffer of 50') along the western property line of tracts 4A & 4B. Limit tracts 4A and 4B to one-story structures within 100' from the 50' buffer; buildings which lie between 150' and 425' of the property line shall not exceed three stories on both tracts. Limit tracts 6 and 8 to a height of 90 feet. Limit floor to area ratios as indicated in the staff recommendation. Restrict access for tract 5 to the internal street (Pecan Park Boulevard). Comply with a phasing agreement similar to that of "Lakeline" for the entire project. Provide filtration of stormwater runoff. Dedicate right-of-way of up to 200 feet from the centerline of R.M. 620 north and 155' from the centerline of U.S. Highway 183 North as offered by the applicant.

FIRST READING - SUBJECT TO SITE PLAN  
APPROVAL BY CITY COUNCIL; DESIGN  
STANDARDS AS RESTRICTIVE COVENANT

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

r-86 WSLA DEVELOPMENT 10501-12701 Pecan From "SF-2" & "DR"  
 119 CORP. Park Road To Trs. 1,2,4A,4B, "GR"  
 By Thomas J Tr. 3 "GO" &  
 Ellis Trs. 6 & 8 "CH"  
 RECOMMENDED subject to  
 the following conditions:

Provide a 30' landscape buffer and 20' building setback. However, if anything other than landscaping occurs within this 20' setback, it will require approval through the site plan process (Total buffer of 50') along the western property line of tracts 4A & 4B. Limit tracts 4A and 4B to one-story structures within 100' from the 50' buffer; buildings which lie between 150' and 425' of the property line shall not exceed three stories on both tracts. Limit tracts 6 and 8 to a height of 90 feet. Limit floor to area ratios as indicated in the staff recommendation. Restrict access for tract 5 to the internal street (Pecan Park Boulevard). Comply with a phasing agreement similar to that of "Lakeline" for the entire project. Provide filtration of stormwater runoff. Dedicate right-of-way of up to 200 feet from the centerline of

R.M. 620 north and 155' from the centerline of U.S. Highway 183  
North as offered by the applicant.

INCLUDE DESIGN STANDARDS AND RESTRICTIVE COVENANT  
FIRST READING

(On Councilmember Shipman's motion, Councilmember Urdy's second,  
5-0 Vote, Councilmember Rose and Mayor Pro Tem Trevino absent.)

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-86 CITY OF AUSTIN  
151 PARKS AND  
RECREATION  
DEPARTMENT  
By Stuart Strong  
& Dan Railey

6614 Blue Bluff  
Road and 7507  
Decker Lane

From "SF-3"  
To Tr. 1 "P"  
Tr. 2 "P"  
Tr. 3 "CS-1"  
Tr. 4 "CS-1"  
Tr. 5 "CS-1"  
Tr. 6 "CS-1"  
Tr. 7 "CS-1"

RECOMMENDED "P" on Tr. 2;  
Trs. 1 & 3-7 granted as  
recommended subject to  
rollback to "P" on all  
"CS-1" areas outside  
building footprints; also  
subject to dedication of  
up to 45 feet of right-  
of-way from the center-  
line of Decker Lake Road  
and Decker Lane (FM 3177)  
and up to 60 feet of  
right-of-way from the  
centerline of FM 973.  
Applicant is encouraged  
to reserve an additional  
40' feet of right-of-way  
from the centerline of  
FM 973.

POSTPONED TO 9/4/86

-86 WC II LIMITED  
033 By Tom Curtis

5301, 5305, 5311,  
5407 & 5501 George  
Street, 5711  
Stassney Lane, and  
5304 Jimmy Clay  
Drive.

From "SF-3" & "SF-6"  
To "MF-1"  
RECOMMENDED subject to  
a maximum of 145 units;  
height limited to two  
stories; covenant to  
restrict units and  
height; any change to  
require three-quarters  
vote of City Council  
with same notification  
as a zoning change; and  
adjacent area to be  
dedicated to City as  
parkland prior to final  
ordinance reading.

FIRST READING

-86 WC II LIMITED  
034 By Tom Curtis

5801-5913 Stassney  
Lane

From "SF-6"  
To "MF-2"  
NOT RECOMMENDED  
(as amended)

FIRST READING

(On Councilmember Carl-Mitchell's motion, Mayor Pro Tem Trevino's second, 4-0 Vote, Councilmembers Humphrey and Rose and Urdy out of the room.)

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-86 STEPHEN C.  
138 ANDERSON,  
By Robert W.  
Anderson, Jr.

10608 Plains Trail

From "SF-2"  
To "SF-3"  
NOT RECOMMENDED  
GRANTED "SF-3"  
FIRST READING

(On Councilmember Shipman's motion, Mayor Pro Tem Trevino's second, 4-0 Vote, Councilmembers Humphrey, Rose and Urdy out of the room.)

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-86 BILL MILBURN,  
123 INC.  
By Ken Manning  
Mauro, Wendler,  
Sheets & Assoc.

609-623 W. Dittmar  
Road  
7901-7907 S. First  
Street

From "LR"  
To "MF-3"  
NOT RECOMMENDED  
FIRST READING  
"MF-1" ON ENTIRE  
TRACT AND CONDITIONS  
AS FOLLOWS IN MOTION

Motion

Councilmember Shipman made a motion, seconded by Councilmember Rose to DENY.

Substitute Motion

(Mayor Pro Tem Trevino took the chair.)

Mayor Cooksey offered a substitute motion, seconded by Councilmember Urdy to approve, limited to 30 units.

Friendly Amendment

Councilmember Carl-Mitchell offered a friendly amendment to include the following; and his friendly amendment was accepted.

1. 35% masonry
2. Land and buffer
3. Curb cut on Dittmar only
4. Amenity as part of site plan
5. Two stories and 30' height limit
6. Privacy fence
7. Drainage recommendations the same as a commercial tract
8. "MF-1" zoning on entire tract

Roll Call on Motion with Friendly Amendment

5-2 Vote, Councilmembers Rose and Shipman voted No.

-86 LUCY MARRERO/  
142 JACALYN KNIEVEL

303 William Cannon  
Drive  
6703 Lamar Drive

From "SF-2"  
To "LO"  
NOT RECOMMENDED  
DENIED

(On Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, 6-0 Vote, Councilmember Rose out of the room.)

-85	GERALD A. HICKSON	306 Provines Drive	From "I-SF-2"
378	By Office of Land		To Tr. 2 "CS"
	Development		NOT RECOMMENDED
			<u>DENIED</u>
-85	HERBERT H.	307, 501, 503, and	From "I-SF-2"
189	BRACKMANN	505 Provines Drive	To "CS"
	CECIL & BILLIE		NO RECOMMENDATION
	BRADFORD		<u>DENIED</u>
-85	CECIL & BILLIE	500-506 Provines	From "I-SF-2"
190	BRADFORD	Drive	To "CS"
	KENNETH D. &		NO RECOMMENDATION
	NOLA A. ARNOLD		<u>DENIED</u>

(On Councilmember Carl-Mitchell's motion, Councilmember Shipman's second, 4-3 Vote, Mayor Pro Tem Trevino, Councilmembers Rose and Urdy voted No.)

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#### Oak Hill Area Study

Zoning Case No. C14-85-288 postponed to October 9, 1986 at 6:30 p.m. (Oak Hill Area Study)

Case Numbers 61, 69, 70, 71, 88, 89, 90, 91 & 94

#### 12TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Council, on Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, adopted a resolution approving the following for the \$802,000.00 in supplemental funds allocated for the 12th Year Community Development Block Grant Program: (7-0 Vote)

- a. Adopted the General Topic Areas and service delivery mechanisms for the 12th Year Community Development Block Grant.
- b. Established funding allocations for each activity.
- c. Authorized the City Manager or his designee to submit the planned activities for the 12th Year Community Development Block Grant Program as adopted by the City Council to the Department of Housing and Urban Development.

(Funding Allotments on following page)



Program

## HOUSING

Standard Rehab Emerg. Repair	\$ 303,455
Barrier Removal	16,942
Rental Repairs	8,603
A.H.A.	100,000
HOUSING & ECONOMIC DEVEL. FUND	273,000
GRANT ADMIN.	100,000
	<hr/>
TOTAL	\$ 802,000

## JTPA CEO-PIC PARTNERSHIP AGREEMENT

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Carl-Mitchell's second, adopted a resolution approving the JTPA CEO-PIC Partnership Agreement for the 30-day extension. (6-0 Vote, Councilmember Rose out of the room.)

## HEARINGS POSTPONED

Postponed to September 4, 1986 at 7:00 p.m. is the hearing on Amendment to the Boundaries of the Red Bluff Sub-district of the Waterfront Overlay Combining District.

Continued to October 16, 1986 at 5:00 p.m. is a public hearing on Improvements to the Development System for Processing Small Projects.

Postponed to September 4, 1986 at 3:00 p.m. is a public hearing on Water Conservation Rate Structure.

## CITY MANAGER REPORTS

The City Manager Reports were not presented. (MOC Site/Warehouse District Feasibility Study of a Civic Center and Related Public Improvements. Waste to Energy Facility. Task Force on the Homeless.)

## ADJOURNMENT

Council adjourned its meeting at 12:35 a.m., August 29, 1986.