



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.

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.)

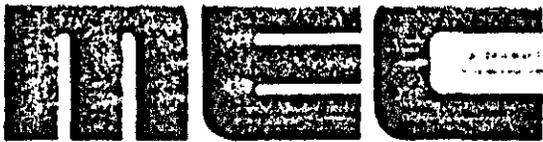
r-86 045	GREAT HILLS LIMITED By Neal Graham	Proposed Arterial 8 (Forsythia Drive)	From "SF-2 & "DR" To Tr. 1 "LR" Tr. 2 "GR"
			RECOMMENDED subject to ordinance requirements and departmental recommendations with applicant to develop erosion and sedimentation control standards prior to ordinance. <u>FIRST READING ONLY</u>
-85 381	GREAT HILLS 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.

- 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 (58 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

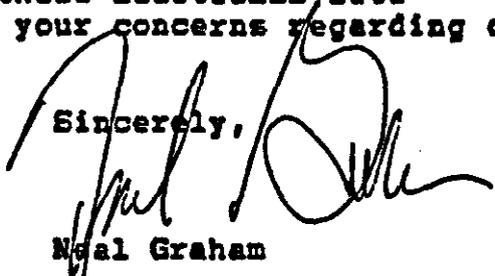
SITE AREA	15.20 AC.	662,112 SQFT
AREA IN NATURAL STATE	73%	
LANDSCAPED AREA	13%	
IMPERVIOUS COVER	14%	

BUILDING SQUARE FOOTAGE		
LO OFFICE	51,200 SQFT	
SF-6 TOWNHOMES	3,351 SQFT (5 UNITS)	
	<hr/>	
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

-86 147	CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT By Stuart Strong	1100 Cumberland	From "SF-3" To "P" RECOMMENDED <u>PASSAGE OF ORDINANCE</u>
-86 158	NASH PHILLIPS/ COPUS, INC. By Martin L. Camp/ J. Bradley Greenblum	12313-12413 Cooper- field Drive 12300-12409 Uttimer Lane 900-1015 Markham Ln. 12300-12320 Furrow Cove 1000-1006 Chillip Cove 12400, 12401, 12403, 12404 Fallen Tower Lane 12304 Thompkins Drive	From "SF-2" To "SF-3" RECOMMENDED <u>PASSAGE OF ORDINANCE</u>
r-86 152	CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT By Stuart Strong	8403 Adirondack Trail	From "SF-3" & "MF-3" To "P" RECOMMENDED FIRST READING

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

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

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

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 Urdy'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.

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

FIRST READING

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

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.)

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)

-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.

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.)

-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.)

-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.)

-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 Lunar 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.)

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

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.