



## **Austin City Council MINUTES**

**For**      **AUGUST 7, 1986**

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 of regular meeting of July 31, 1986 and special meetings of July 29, 1986 at 2 p.m. & 4 p.m. and July 30, 1986. (4-0 Vote, Councilmembers Rose and Urdy and Mayor Pro Tem Trevino were out of the room.)

### **CITIZEN COMMUNICATIONS**

William L. Smith talked about SkyLine's Alcohol and Drug Rehabilitation Services. Regina Shults discussed Hazardous Materials Transportation Ordinance. Ronald K. Brown did not appear. Sam Hoerster III discussed initiative petition regarding City funded abortions. Barbara H. Cilley talked about preservation of the Norwood House. Larry Smith wants annexation of Wells Branch. Mae Harris Marion discussed property located at 2541 Sol Wilson. Charles A. Ross discussed tourism and convention promotion activities in the City of Austin. Mark K. Beers requested support for the Austin Marathon scheduled for November 2, 1986. Ken Vaughan discussed creation of Great Hills Road District.

### **LAGUNA GLORIA ART MUSEUM**

The Council, on Councilmember Rose's motion, Councilmember Shipman's second, waived the requirement for three readings and finally passed an ordinance approving the award and sale of City of Austin Public Improvement Bonds,

Series 1986A, proceeds of which will be used to fund the construction of Laguna Gloria Art Museum.

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The Council, on Councilmember Rose's motion, Councilmember Shipman's second, adopted a resolution authorizing the execution of a General Agreement between the City of Austin and Laguna Gloria Art Museum for the construction of a new facility and related contracts for the lease and operation of said museum. (7-0 Vote)

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The Council, on Councilmember Rose's motion, Councilmember Shipman's second, adopted a resolution authorizing the Paying Agent/Registrar Agreement in relation to the City of Austin Public Improvement Bonds, Series 1986A, proceeds of which will be used to fund the construction of Laguna Gloria Art Museum. (7-0 Vote)

#### RECESS

Council recessed its meeting from 2:41 to 2:45 p.m. for an Austin Housing Finance Corporation meeting.

#### OLD BUSINESS - ORDINANCES

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Carl-Mitchell's second, passed through second and third readings of ordinances amending Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance) to cover the following changes: (7-0 Vote, unless otherwise indicated)

- |     |   |                      |   |
|-----|---|----------------------|---|
| (1) | ST. MARK UNITED<br>METHODIST CHURCH<br>By Office of Land<br>Development Services<br>C14-85-149 (part) | 601 West Braker Lane | From Interim "RR",<br>Interim "SF-2" &<br>Interim "SF-3" to<br>"SF-5" |
|-----|---|----------------------|---|

Second and third readings. First reading on August 22, 1985, (7-0). Conditions have been met as follows: Restrictive covenant incorporating conditions imposed by Council has been executed.

- |     |  |                                 |                                |
|-----|--|---------------------------------|--------------------------------|
| (2) | J.M. PROPERTIES, LTD.<br>By Diane M. Stack<br>C14-84-463 | 5906-6112 Johnny<br>Morris Lane | From Interim "SF-3"<br>to "IP" |
|-----|--|---------------------------------|--------------------------------|
- (6-1 Vote, Councilmember Shipman voted No.)

Second and third readings. First reading on March 7, 1985, (5-1). Councilmembers Sally Shipman voted "No". Conditions have been met as follows: Right-of-way on Johnny Morris Lane has been conveyed by Street Deed.

8/7/86

- (3) JEAN HOLLINGSHEAD 12710 Research From "LO" to "LR"  
By T. L. Irion Boulevard  
C14r-86-099

Second and third readings. First reading on June 26, 1986, (7-0). Conditions have been met as follows: Development restricted to that shown on Site Plan attached as Exhibit "A" to the Ordinance.

- (4) GEORGE S. NALLE, III 913-1013 Montebello From "SF-2" to  
By Bert Dement Company Road "SF-6"  
C14-86-035

Second and third readings. First reading on May 8, 1986, (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.

- (5) TRAMELL CROW COMPANY 5307 & 5321 From Interim "RR"  
CROW-GOTTESMAN-HILL Industrial Oaks to "LI"  
By David Boderman  
C14-86-007

Second and third readings. First reading on April 3, 1986, (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.

- (6) LARSON-PUGH, INC. 14913-15025 I.H. 35 From Interim  
By T. J. Morton 14812-14104 FM 1835 "SF-2" to  
C14r-85-269 "CS"

Second and third readings. First reading on November 7, 1985, (6-0). Councilmember Mark Rose absent. Conditions have been met as follows: (1) Right-of-way has been provided (2) Site Plan should be approved contemporaneously with passage of this ordinance.

Site Plan Approval - Included in the motion was the following site plan approval.

- r-85 LARSON-PUGH, INC. 14913-15025 I.H. 35 Site Plan Approval  
269 By T.J. Morton 14812-14104 F.M. 1835 APPROVED

8/7/86

(7) CITY OF AUSTIN  
By Office of Land  
Development  
Services  
C14-85-351

Fairview Park  
Area bounded by  
East Riverside Dr.,  
Blunn Creek, East  
Monroe and South  
Congress

From "SF-3", "MF-2"  
"SF-3-H", "MF-4"  
"CS", "GO", "LI"  
"CS-1", "CS-H",  
to Appropriate Zoning  
and NCD

Second and third readings. First reading on July 31,  
1986, (7-0). No conditions to be met.

#### ITEM POSTPONED

Postponed by staff was an ordinance to consider establishing a tiered system to accommodate the requirements of the Comprehensive Watershed Ordinance.

#### PRODUCTIVITY MANAGEMENT SYSTEM FOR BRACKENRIDGE HOSPITAL

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, adopted a resolution approving a contract with Peat, Marwick, Mitchell & Company for a Productivity Management System for Brackenridge Hospital. (Not to exceed \$263,200.00)

#### CONSENT ORDINANCES

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

#### Capital Improvements Program Budget

Amended the 1985-86 Capital Improvements Program budget by appropriating \$600,000.00 in uncommitted 1982 Public Works Street and Drainage Fund to the Riverside Drive/Newning to I.H. 35 project.

#### Solicitation

Amended Chapter 9, Section 9-3-33 of the Code of the City of Austin, 1981, by establishing new reporting requirements, and by requiring financial statements of certain persons or organizations desiring charitable solicitation permits.

#### Ordinance Correction

Amended Ordinance No. 851024-S to correct the legal description and use designation.

#### Speed Zones Modified

Amended the Austin City Code to modify the following speed zones:

- a. SECTION 11-2-100(a) 35 MPH

Delete: East Riverside Drive from Pleasant Valley Road to Ben White Boulevard.

SECTION 11-2-100(b) 40 MPH

Add: East Riverside Drive from South Pleasant Valley Road to Montopolis Drive.

SECTION 11-2-100(c) 45 MPH

Add: East Riverside Drive from Montopolis Drive to Ben White Boulevard.

b. SECTION 11-2-100(c) 45 MPH

Delete: Montopolis Drive from East Riverside Drive to South City Limits (Burleson Road).

Add: Montopolis Drive from East Riverside Drive to Ben White Boulevard (S.H. 71).

SECTION 11-2-100(a) 35 MPH

Add: Montopolis Drive from Ben White Boulevard (S.H. 71) to Burleson Road.

c. SECTION 11-2-100(b) 40 MPH

Add: McCall Lane from U.S. Hwy. 183 South to Burleson Road.

d. SECTION 11-2-100(c) 45 MPH

Delete: Nuckols Crossing Road from Teri Road to North Bluff Drive.

Delete: Nuckols Crossing Road from North Bluff Drive (6600 Block) to Cotton Bluff Springs Road (7400 Block).

SECTION 11-2-100(b) 40 MPH (continued)

Delete: Nuckols Crossing Road from Cotton Bluff Springs Road (7400 Block) to South City Limits (South Cotton Bluff Springs Road).

Add: Nuckols Crossing Road from East St. Elmo road to South Pleasant Valley Road.

Add: Nuckols Crossing Road from East William Cannon Drive to South City limits.

CONSENT RESOLUTIONS

The Council, on Councilmember Rose's motion, Councilmember Carl-Mitchell's second, adopted the following resolutions in one consent motion: (5-0 Vote, Councilmembers Urdy and Humphrey out of the room.)

Drainage and Utility Easement

Approved dedication of a drainage and utility easement out of a City-owned tract of land.

Release of Easements

Authorized the release of the following easements:

- a. The Sanitary Sewer Easements of record in Volume 5597, Page 76 and Volume 5597, Page 85 of the Travis County Real Property. (Request submitted by Dennick and Harris Engineering on behalf of University Savings Association)
- b. The Electric Easement of record in Volume 7665, Page 941 of the Travis County Real Property Records and located at Great Hills Trail at Jollyville Road. (Request submitted by Crow-Jollyville Retail Ltd.)

License Agreements

Entered into the following license agreements:

- a. To allow the encroachment of a 20" high retainer wall into the public right-of-way of Guadalupe Street 2400 Block adjoining University United Methodist Church. (Request submitted by Mr. Charles D. Mathews, Chairman of the Board of Trustees for University United Methodist Church)
- b. 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 Trammell Crow Co.)

Capital Improvements Program

Approved two Interlocal Agreements between the City of Austin and Travis County concerning the acquisition of right-of-way/easements for the construction of 84" Northwest A Transmission Main by the City of Austin and expansion of Spicewood Springs Road by Travis County. C.I.P. No. 85/22-27.

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Acquired the following:

- a. Tract of land for the construction of Braker Lane from Parkfield to North Lamar Boulevard. C.I.P. No. 82/62-15
- b. A tract of land for the construction of a fire station at 1101 West Braker Lane, C.I.P. 83/83-02.

Contracts Approved

Approved the following contracts:

- |   |  |
|---|--|
| a. PAT CANYON EXCAVATING COMPANY<br>P. O. Box 908<br>Manchaca, Texas            | - CAPITAL IMPROVEMENTS PROGRAM -<br>Wheelless Lane Paving Improvements<br>from Harwill Circle to Manor<br>Road, Public Works Department<br>Total \$404,676.84 C.I.P. Nos.<br>85/62-61, 86/22-39 & 86/23-33   |
| b. AUSTIN ENGINEERING COMPANY, INC.<br>P. O. Box 161990<br>Austin, Texas        | - CAPITAL IMPROVEMENTS PROGRAM -<br>Spicewood Springs Road Paving<br>and Drainage Improvements, Phase<br>I, including a forty-eight inch<br>(48") water Transmission Main,<br>Public Works Department<br>Total \$994,964.25 C.I.P. Nos.<br>73/62-31, 83/22-04 & 83/23-04 |
| c. R. C. RODRIGUEZ CONSTRUCTION<br>720 Bastrop Hwy., Suite 103<br>Austin, Texas | - CAPITAL IMPROVEMENTS PROGRAM -<br>Sidewalk and Sidewalk Ramp<br>Improvements Phase II, Project 7<br>(Pleasant Valley Road), Public<br>Works Department<br>Total \$42,719.00 C.I.P. Nos.<br>86/61-03 & 83/22-04   |
| d. POWER ENTERPRISES, INC.<br>2704 Engineers Road<br>Belle Chase, Louisiana     | - CAPITAL IMPROVEMENTS PROGRAM -<br>Galvanized Steel Structures,<br>Electric Utility Department<br>Items 1-5 - \$64,200.00 C.I.P. No.<br>83/13-02  |
| e. SOUTHWAY ELECTRIC UTILITY<br>9705 Beck Circle<br>Austin, Texas               | - CAPITAL IMPROVEMENTS PROGRAM -<br>Horizontal Post and Line Post<br>Insulators, Electric Utility Dept.<br>Item 1 & 2 - \$36,644.00 86-0310-OM   |
| f. SYNERCOM TECHNOLOGY, INC.<br>10405 Corporate Drive<br>Sugarland, Texas       | - Five (5) High-performance Graphic<br>Workstations, Water and Wastewater<br>& Public Works Departments<br>Total \$309,276.00 86-S277-KM   |
| g. L&L SERVICE COMPANY<br>900 Ed Bluestein Boulevard<br>Austin, Texas           | - Anhydrous Ammonia, Water and<br>Wastewater Department<br>Twelve (12) Month Supply Agreement<br>Item 1 - \$46,330.00 86-0322-DC   |
| h. TOLSON OIL COMPANY<br>6615 Berkman<br>Austin, Texas                          | - Gasoline and Diesel Fuel, Vehicle<br>and Equipment Services Department<br>Twelve (12) Month Supply Agreement<br>Item 1 - \$1,575,782.00 86-0317-FC   |

- i. THE UNIVERSITY OF TEXAS AT AUSTIN - Clinical Pharmacy Services,  
College of Pharmacy  
Austin, Texas  
Brackenridge Hospital  
Twelve (12) Month Agreement  
Total \$44,000.00 BC6-316

(4-0 Vote, Councilmember Carl-Mitchell abstained,  
Councilmembers Urdy and Humphrey out of the room.)

- j. CXIMETRIX - Pulmonary Artery Catheter,  
P. O. Box 44813 Brackenridge Hospital  
San Francisco, California Twelve (12) Month Period  
Total \$50,400.00 BS6-214
- k. PROCTOR & GAMBLE - Disposable Diapers, Brackenridge  
P. O. Box 1740 Hospital  
Dallas, Texas Twelve (12) Month Supply Agreement  
Total \$26,441.40 BS6-250
- l. STUART COMPANY - Cotrel-Dubouisset Instruments and  
One Stuart Plaza Implants, Brackenridge Hospital  
Donohue/Luxor Roads Twelve (12) Month Period  
Greensburg, Pennsylvania Total \$216,000.00 BS6-323

#### Approach Mains

Approved the following approach mains subject to staff  
recommendations:

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. 841 Martinshaw Subdivision - Wastewater  
b. 875 Ludwig Tract - Wastewater  
c. 921 Faulkner Tract - Wastewater  
d. 934 Burleson 54 Ac. J.V. - Wastewater  
e. 995 20.62 Ac. Burleson Rd @ Smith - Wastewater  
f. 1017 Springfield Subdivision - Wastewater  
g. 1051 13 Ac./Burleson Road - Wastewater  
h. 1062 Linpro Tract - Water  
i. 1063 Linpro Tract - Wastewater  
j. 1064 Del Valle I.S.D. J.V. - Wastewater (City Cost Participation)  
k. 1070 Hokanson Tract - Wastewater  
l. 1098 Onion Creek Commerce Center - Wastewater (City Cost Participation)
- m. 1100 Smith School Tract - Wastewater  
n. 1102 Kubiak Tract - Wastewater  
o. 1112 Decker Lake Business Park - Water  
p. 1140 West Dessau Road Tract - Wastewater



Growth Management Plan in Austin

Approved a contract with the University of North Carolina for a proposal to study the development and public process of the growth management plan in Austin.

Photography Collection

Authorized submission of a grant application to the Junior League of Austin, Inc. in the amount of \$30,578.00 to process the Austin American-Statesman Photography Collection.

Austin AIDS Project

Approved entering into an Interlocal Cooperation Agreement with Travis County to contract with the Waterloo Counseling Center for support of Austin AIDS Project.

Natural Gas Delivery

Approved entering into agreements with the State of Texas and Southern Union Gas Company for the supply and delivery of natural gas to certain City-owned facilities.

Dessau Road Water Transmission Main

Approved the agreement regarding the engineering of a portion of the Dessau Road Water Transmission Main.

Mortgage Revenue Bond Program

Affirmed the action of the Austin Housing Finance Corporation Board of Directors to select a trustee and administrator/master servicer for the 1986 Mortgage Revenue Bond Program.

Grants from Texas State Library

Accepted the following grants from the Texas State Library:

- a. In the amount of \$700,009.00 for the Central Texas Library System Operation.
- b. In the amount of \$26,105.00 for the Central Texas Library System Operation.
- c. In the amount of \$166,594.00 to fund the Austin Public Library's Interlibrary Loan Program.

Community Facilities Contract

Approved a Community Facilities Contract with a developer, Forest Ridge Joint Venture, for construction of a water main in the Spicewood Springs Road.

Board & Commission Appointments

Adopted a policy to discuss and appoint Council Board and Commission Appointments in public session.

Public Hearings Set

Set public hearings on the following:

- a. Dedication of a 30' subsurface permanent easement for the construction of a wastewater diversion tunnel across a portion of Metz park: September 11, 1986 at 4 p.m.
- b. Dedication of a permanent 30' subsurface easement for the construction of a wastewater diversion tunnel and (a) a 57,743 sq. ft. temporary work easement (b) a 77,911 sq. ft. temporary road easement across a portion of Pleasant Valley District Park: September 11, 1986 at 4:15 p.m.

RECESS

Council recessed its meeting from 2:41 p.m. to 2:45 p.m. for its Austin Housing Finance Corporation meeting.

Retention Enhancement & Reclamation Company

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Rose's second, adopted a resolution approving an amendment to the option agreement between the City of Austin and the Retention Enhancement and Reclamation Company. (6-0 Vote, Councilmember Urdy out of the room.)

PUBLIC HEARING

Mayor Cooksey opened the public hearing set for 1:30 p.m. on an appeal of Mr. Chip Harris of the Planning Commission's decision to grant a waiver on site plan requirement at 1521 Anderson Lane. File No. CSW-86-035.

Marie Gaines, OLDS, told Council the Planning Commission recommends to approve applicant's request for waiver and also the OLDS staff recommends.

Chip Harris, representing the Crestview Neighborhood Association, said the site has a van shop with too much noise. He showed slides.

Will Houston, representing the property and project, said the van shop proposes to close its 50' approach. They will put in trees and bushes and will move the dumpster 100' from the houses.

Councilmember Carl-Mitchell said the major problem seems to be noise. Ms. Gaines discussed the noise from radios and saws and said the Building Inspection Department needs to check on that noise as well as the air conditioning noise.

#### Motion

The Council, on Councilmember Rose's motion, Mayor Pro Tem Trevino's second, closed the public hearing, denied the appeal and granted the waiver. (6-1 Vote, Councilmember Shipman voted No.)

#### ACCESS TO TOWN LAKE

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 amending Ordinance No. 840503-F to allow the City Manager authority to restrict access to Town Lake (dam to dam) to all unauthorized boat and watercraft during special events, for safety purposes, effective for 30 days, with EMERGENCY PASSAGE OF ORDINANCE.

#### CAPITAL IMPROVEMENTS PROGRAM

The Council, on Councilmember Humphrey's motion, Mayor Pro Tem Trevino's second, adopted a resolution authorizing the acquisition of right-of-way for the third phase of Circuit 3125, a 345 KV Electric Transmission line from Lytton Springs Substation to Trading Post Substation. C.I.P. No. 85/13-10. (7-0 Vote)

#### DUPLEXES

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, passed through SECOND reading of an ordinance amending 13-2A (Revised Zoning Regulations) to provide for a site plan review and additional regulations for duplexes containing six or more bedrooms per lot, applicable to land subdivided prior to April 22, 1981. (7-0 Vote)

#### RECESS

Council recessed its meeting from 3:55 p.m. to 4:20 p.m.

#### MEXICAN AMERICAN CULTURAL CENTER

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Humphrey's second, adopted a resolution approving creation of a task force to review the Mexican American Cultural Center, with a friendly amendment by Mayor Cooksey to add two representatives, one at-large, and one member from University of Texas who is a trained expert in Mexican culture and history. (6-0 Vote, Councilmember Urdy out of the room.)

## OAK HILL AREA STUDY POSTPONED

Zoning Case No. C14-85-288, Oak Hill Area Study, Cases 61, 69, 70, 71, 88, 89, 90, 91, 94, and 95 have been postponed to August 21, 1986 at 4:00 p.m.

## ZONING HEARINGS

Mayor Cooksey announced Council would hear zoning cases scheduled for 4:00 p.m. Council heard, closed the public hearings and passed through FIRST READINGS of the following zoning cases:

-86 PARKE INVESTOR, 7400-8614, 8714-9014  
049 LTD. RM 620 N  
Doyle Wilson

From "DR" to

To Tr. 1 "RAD"

Tr. 2 "MF-3"

Tr. 3 "MF-2"

Tr. 4 "SF-2"

Trs. 5 & 6 "SF-4"

RECOMMENDED subject to limited to a total of 1881 Single Family Unit Equivalents (SFUEs), subject to a phasing agreement similar to that of Canyon Creek and Dedication of open space.

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

## FIRST READING

-86 STEINER RANCH Quinlan Park Road  
129 DEVELOPMENT CORP.  
By Nancy Riviere

From "DR"

To Tr. A "SF-4"

Tr. B "AG"

Tr. C "P"

Tr. 1 "SF-2"

Tr. 2 "SF-2"

Tr. 3 "SF-2"

Tr. 4 "AG"

Tr. 5 "P"

Tr. 6 "SF-2"

Tr. 7 "SF-2"

Tr. 8 "SF-2"

Tr. 9 "P"

Tr. 10 "P"

RECOMMENDED subject to the following:

The TIA should be updated to include all proposed Steiner Ranch land use as well as using the information from the Northwest Area Cumulative Traffic Impact Analysis. A phasing schedule, intersection modifications, or reduction in density should be made so that no intersection impacted by the project will operate at less than a level of service D during peak hours. These intersections should include RM 620/RR 2222, RM 620/Quinlan Park Road, RM 620/Steiner Ranch Boulevard, Steiner Ranch Boulevard/Quinlan Park Road, and all on-site intersections. The project should contribute financially, in a pro rata basis, to the

improvement of the above intersections so that the Steiner Ranch Project shall not have an adverse impact on the road system. Right-of-way should be dedicated on RM 620 and Quinlan Park Road upon determination of the alignments by the State Department of Highways and Public Transportation. Submittal of water/wastewater irrigation plans for review, as indicated in letter from applicant. Supply information of variable setbacks at time of final plat.

FIRST READING

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

-86 HOMECRAFT EAST 1200-1300 FM 969  
134 AUSTIN 4973-5101 FM 973  
By Kristaponis  
Gregory & Assoc.

From "I-RR"  
To Tr. 1 "DR"  
Trs. 1,11,12 "GR"  
Tr. 13 "IP"  
Trs. 3,17,29,39 "LR"  
(as amended)  
Trs. 14 & 16 "GO"  
Trs. 4 & 40 "LO"  
Trs. 18 & 22 "MF-3"  
Tr. 6 "MF-2"  
Trs. 23,32,33,34,38 &  
41 "SF-6"  
Trs. 27, 35, 37, 42 &  
45 "SF-3"  
Tr. 28 "SF-4A"  
Trs. 7,8,15,24,26,30,  
36 & 46 "SF-2"  
Trs. 5,9,10,19,20,21,  
25,31,43,44,47 and  
such portions of  
Trs. 13,18,22,23,  
33,36,37 or any  
other tract to be  
delineated as part  
of the 186 acre  
greenbelt.

RECOMMENDED subject to  
the following:

The average overall residential density for each type of residential zoned shall not exceed the densities listed above, except in cases where the density of development in an individual tract, falls below the average density allowed for that type of residential zone as stated above. The number of units below the average density may be transferred to another tract under the same type of zoning. Such transfer, however, shall not lead to any tract having an overall density greater than permitted by the Zoning Ordinance. The minimum acreage of land dedicated to public use in each phase of the MUD shall meet or exceed the acreages shown on the land use map for the MUD. The requirements of the Watershed Ordinance shall be fully complied

with as the MUD develops. No final ordinance reading shall take place on Tracts 13, 18, 22, 33, 36, 37, and all other tracts containing the 186 acres of greenbelt area and floodplain until those areas have been delineated and dedicated for public use. These areas should then be zoned "Public". Compatibility standards shall be required on Tracts 41 and 42. An additional 5 feet of RM 969 right-of-way shall be dedicated to the City.

FIRST READING BASED ON PLANNING  
COMMISSION RECOMMENDATION AND STAFF  
RECOMMENDATION OF PLATTING

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

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**EXECUTIVE SESSION**

Mayor Cooksey announced Council would go into executive session pursuant to Article 6252-17, Texas Revised Civil Statutes Annotated, to discuss matters pending litigation - Section 2, Paragraph e.

- (1) Rockcliff Joint Venture vs. City of Austin
- (2) WCID #18 vs. City of Austin
- (3) Bee Cave, Inc. vs. City of Austin et. al.
- (4) Garfield Boundary Dispute
- (5) Northwest MUD's

**RECESS**

Council recessed its meeting for executive session at 5:35 p.m. and resumed its recessed meeting at 6:50 p.m.

**PUBLIC HEARING**

Mayor Cooksey opened the public hearing set for 5:00 p.m. on amending Section 1305 of Chapter 13-2-A to include additional roadways to the principle roadway areas. Mayor Cooksey said he is concerned with costs to small business people. He said there should be some area in town where small business's can be saved from heavy costs.

No one appeared to be heard.

Councilmember Shipman said that eventually Jollyville Road and Arterial 8 should be included in the roadway.

Motion

Councilmember Carl-Mitchell made a motion seconded by Council-

member Shipman to close the public hearing waived the requirement for three readings and finally pass an ordinance amending Section 1305 of Chapter 13-2-A to include additional roadways to the principle roadway areas.

Friendly Amendment - Not Accepted

Mayor Cooksey offered a friendly amendment to exclude Burnet Road, Lamar and Manchaca. His amendment was not accepted.

Mayor Pro Tem Trevino took the chair so Mayor Cooksey could make the following motion:

Motion Made and Withdrawn

Mayor Cooksey made a motion, seconded by Councilmember Urdy to remove Burnet, Lamar and Manchaca from the list. He withdrew his motion when he said perhaps his concerns could be met by asking staff to assist small business by removing the lengthy and costly process.

James Duncan, Director of OLDS, said he would have staff look into the fee schedule and fast track a resolution to the problem.

Roll Call on Motion

6-0 Vote, Councilmember Humphrey out of the room.

**HEARING POSTPONED**

Postponed to August 21, 1986 at 6:00 p.m. is a hearing on an appeal of the Fontainbleu owners and dwellers of the Planning Commission decision granting a special permit for the pre-school nursery on Enfield Road. C14p-86-013.

**HEARING POSTPONED INDEFINITELY**

Postponed indefinitely was the 7:00 hearing on an appeal of Mr. Andrew Guzman Jr. of the Planning Commission's decision regarding Thurmond Apartments (Phase II, 8409 Guadalupe Street) SF-86-018.

**PUBLIC HEARING ON ZONING CHANGE AND APPEAL**

Mayor Cooksey opened the public hearing scheduled for 7:00 p.m. on an appeal of the Planning Commission's decision to deny a site plan waiver for the Horizon Project, 5616 and 5822 R.M. 620 North. CSW-86-024. Council heard and approved the site plan waiver.

and

Mayor Cooksey announced Council would hear the following zoning case. Council heard, closed the public hearing, and passed

through first reading.

-86 HORIZON INVESTORS, 5616-5822 RM 620 N  
050 LTD. and Comanche  
By Doyle Wilson Trail

From "DR"  
To Tr. 1 "SF-6"  
Tr. 2 "GO"  
Tr. 3 "CS-1"  
Tr. 4 "GO"  
Tr. 5 "GR"  
Tr. 6 "CS-1"

NOT RECOMMENDED  
RECOMMENDED "SF-6" for  
Tract 1, limited to a  
total of 50 units, with  
specific identification  
of acreage that will not  
be developed; "LO" for  
Tracts 2 and 4, with a  
total of 100,000 sq. ft.  
(0.10 to 1 FAR); to deny  
"CS-1" for Tracts 3 and 6,  
and "GR" for Tract 5;  
subject to donation of  
land for a scenic overlook  
park as a condition of  
zoning, and to deny waiver  
request from site plan  
requirements of Compati-  
bility Standards.

GRANTED ON FIRST READING

Tr. 1 "SF-6"  
Tr. 2 "MF-2"  
Tr. 3 "GO"  
Tr. 4 "GO"  
Tr. 5 "GR"  
Tr. 6 "DR"

There was presentation and discussion.

Judy Tweed, representing Doyle Wilson, said they are asking for: Tr. 1, "SF-6" for 50 townhomes; Tr. 2, "MF-2" for 150 multi-family units; Tr. 3 "GO" of 100,000 square feet; Tr. 4 "GO" for parking facility; Tr. 5, "GR" for 400 room hotel and retail use of 200,000 square feet and tract of building footprint to be "CS-1" in the amount of 162,000 square feet; and Tr. 6 to remain "DR".

Motion

Councilmember Rose made a motion that zoning be granted as outlined in the 19 point plan between the neighborhood and the Doyle Wilson Company which includes this will be on first reading only and that a restrictive covenant will be drafted that covers all of this agreement. Mayor Pro Tem Trevino seconded the motion:



**AGREEMENT BETWEEN DOYLE WILSON COMPANY, AS APPLICANT  
AND COMMANCHE TRAIL COMMUNITY ASSOCIATION**

1. The height of the project shall be as follows:  
General office - 40'  
Hotel and related uses - 60'  
General retail uses - 40'
2. There shall be no marina or boat docks.
3. All buildings shall be set back at least 25' from the ridge line overlooking the lake.
4. All lighting shall be oriented downward so that the cone of the light falls substantially on the Horizon property.
5. There shall be no exterior neon signs.
6. The applicant shall be required to realign Commanche Trail and signalize the Commanche Trail/RM 620 intersection, subject to State Highway Department approval prior to the occupancy of any buildings on the property.
7. There shall be no burning of trash or debris on the site during the construction without a permit from the Texas Air Control Board.
8. The proposed outdoor amphitheater shall be eliminated. Exterior amplified sound shall be permitted between 10:00 a.m. and 10:00 p.m. so long as it does not exceed 55 decibels at the property line.
9. There shall be no outdoor service of alcoholic beverages after 11:00 p.m. each day.
10. The applicant shall be entitled to 65% impervious cover for the project.
11. The applicant shall be entitled to an F.A.R. of .35 to 1 consisting of the following:

Office uses:	100,000 sq. feet
Retail uses:	200,000 sq. feet
Hotel:	400 rooms plus support facilities
12. The applicant shall additionally be entitled to 50 townhomes and 150 multifamily or condominium units.
13. The applicant may use the entire site for calculating F.A.R.'s and impervious cover including the park area so that he will not be penalized for the dedication of the park.
14. The applicant shall provide a 100' landscaped or natural buffer along Comanche Trail.
15. The Commanche Trail Community Association will actively support the applicant in seeking all approvals necessary to construct the project.
16. The Association will join the applicant in requesting that the Council pass the zoning on first reading on 8/7 and that a restrictive covenant be executed to evidence this agreement prior to third reading.
17. The project shall incorporate pitched roofs.
18. The applicant shall install pervious pavers in at least 15% of total surface parking area with a credit for pervious pavers used in other areas of the project.
19. Traffic phasing agreement.

**ROLL CALL ON MOTION**

5-2 Vote, Councilmember Shipman and Mayor  
Cooksey voted No.

Motion

The Council, on Councilmember Rose's motion, Mayor Pro Tem Travino's second, approved the site plan waiver for the Horizon Project, 5616 and 5822 R.M. 620 North. CSW-86-024.(5-2 Vote, Councilmember Shipman and Mayor Cooksey voted No.)  
**PUBLIC HEARING - SETTING OF CITY'S ELECTRIC RATES**

Mayor Cooksey opened the public hearing set for 8:00 p.m. on discussion and setting of City's electric rates. The following people spoke:

Bill Oakey, Shudde Fath, Albert Fairweather, Paul Norris, Tom Smith, Lynetta Cooper, Ed Adams, Lee Cooke, Gary Jordan, Homer T. Ward, T. Paul Robbins, Dan Harrison, Regina Shultz, Betty Kashmir, Charlotte Smith, Robert Grona, Marcos DeLeon, Bob Mausman, Stephen Beers, Robin Mills, Charmaine Rhodes, Janet Klotz, Brett Williams.

Motion

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, voted to continue the public hearing, 7:30 p.m., July 21, 1986; staff to provide information and if the Electric Utility Commission concurs with fuel adjustment, it will be posted for action on the August 12, 1986 agenda. (7-0 Vote)

**ADJOURNMENT**

The Council adjourned its meeting at 11:25 p.m.