



Austin City Council MINUTES

For NOVEMBER 13, 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 absence of Councilmember Urdy, who entered the Council Chamber later.

MINUTES APPROVED

The Council, on Councilmember Shipman's motion, Councilmember Rose's second, approved minutes for regular meeting of November 6, 1986 and special meetings of October 29, 1986 and November 4 & 5, 1986. (6-0 Vote, Councilmember Urdy absent.)

CITIZEN COMMUNICATIONS

Ms. Laura Mitchell discussed Lower Spicewood Springs Greenbelt and zoning on Upper Spicewood Springs/McNeil Road. Mr. Glenn Reddick discussed the same topic. Mr. Hal Klein discussed a budget amendment to fund the Zilker Summer Musical. Mr. Richard Shield discussed the convention center for Austin. Sam Griswold read Lisa Curry's comments on Community Education. She was not present. Bill Foster spoke for Janna Zumbrum, Glenn Maxey and William T. Foster concerning AIDS discrimination. Mr. Jim Nias did not appear.

HUMAN RELATION COMMISSION REPORT

John L. Darrouzet, chairperson, Human Relations Commission, presented their report on AIDS Discrimination Ordinance which they proposed. Council requested an item be included on the November 20, 1986 agenda to set a public hearing on December 11, 1986.

ORDINANCES - ZONING

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, passed through SECOND and THIRD readings of the following, amending Chapter 13-2 and 13-2A of the Austin Zoning Code to cover the changes: (5-0 Vote, Councilmembers Urdy and Rose out of the room.)

SANTIAGO ZAMORA, MD. By Maggie Alvan C14-86-191	2606 South First Street	From "SF-3" to "LO"
-------------------------------------------------------	----------------------------	------------------------

Second and third readings. First reading on
October 23, 1986, (7-0). No conditions to be met.

CITY OF AUSTIN By Dekker Wymer Lewis, Inc. C14r-86-167	1021 West Braker Lane	From "DR" to "P"
-----------------------------------------------------------------	--------------------------	---------------------

Second and third readings. First reading on
October 8, 1986, (6-0). Mayor Frank C. Cooksey absent.
Conditions have been met as follows: Development
restricted to that shown on site plan attached as
Exhibit "B" to ordinance.

RICHARD L. MATZ By Anthony P. Korman C14-86-194	13900-15000 I.H. 35 North	From "GO" to "GR"
-------------------------------------------------------	------------------------------	----------------------

Second and third readings. First reading on
October 23, 1986, (7-0). No Conditions to be met.

MACKEN-ANDERSON HOUSE By R. Michael Tolleson C14h-86-017	1007 East 16th Street	From "LR" to "LR-H"
----------------------------------------------------------------	-----------------------	------------------------

Second and third readings. First reading on
October 23, 1986, (7-0). No conditions to be met.

STEPHEN E. ANDERSON By Robert W. Anderson, Jr. C14-86-138	10608 Plains Trail	From "SF-2" to "SF-3"
-----------------------------------------------------------------	--------------------	--------------------------

Second reading only. First reading on August 28,
1986, (4-0). Councilmembers George Humphrey, Mark Rose
and Charles E. Urdy out of room at roll call. No
conditions to be met.

ZONING CASES POSTPONED

COY STREETMAN 1504-1506 San Antonio From "GO" to
By Voelzel & Travis Street to "LR"
C14-86-192

Second and third readings. First reading on
October 23, 1986, (5-1). Councilmember Mark Rose
voted "NO" and Councilmember Charles E. Urdy out of
room at roll call. No conditions to be met.

POSTPONED INDEFINITELY

HOMECRAFT EAST AUSTIN By Kristaponis, Gregory & Assoc. C14-86-134 (remaining balance)	1200-1300 F.M. 969 and 6600-7100 FM 973	From Interim "RR" to "DR", "GR" "IP", "LR" "GO", "LO" "SF-6", "SF-3", "SF-4A", "SF-2", "MF-2" & "MF-3"
---------------------------------------------------------------------------------------------------	-----------------------------------------------	--------------------------------------------------------------------------------------------------------------------------

Second and third readings. First reading on
August 7, 1986 (Part), (6-0). Councilmember Charles E.
Urdy out of room at roll call. Conditions have been met
as follows: Restrictive covenant incorporating conditions
imposed by Council has been executed. POSTPONED - NO DATE

WSLA DEVELOPMENT CORP. By Thomas J. Ellis C14r-86-118	10500, 10600, 10602 10704, 10706, 10900 Pecan Park Road	From "SF-2" to "GR" & "CH"
-------------------------------------------------------------	---------------------------------------------------------------	-------------------------------

Third reading only. Second reading on November 6, 1986,
(5-0). Mayor Frank C. Cooksey and Councilmember Smoot
Carl-Mitchell absent. Conditions to be met as follows:
Development restricted to that shown on site plan attached
as Exhibit to the ordinance and restrictive covenant
incorporating conditions imposed by Council has been executed.
Right-of-way on R.M. 620 North and U.S. Highway 183 North
has been dedicated by street deeds.

POSTPONED - 12/4/86

WSLA DEVELOPMENT CORP. By Thomas J. Ellis C14r-86-119	10501-12701 Pecan Park Road	From "SF-2" & "DR" to "GR" & "GO"
-------------------------------------------------------------	--------------------------------	--------------------------------------

Third reading only. Second reading on November 6, 1986,
(5-0). Mayor Frank C. Cooksey and Councilmember Smoot
Carl-Mitchell absent. Conditions to be met as follows:
Development restricted to that shown on site plan attached
as Exhibit to the ordinance and restrictive covenant
incorporating conditions imposed by Council has been
executed. Right-of-way on R.M. 620 North and U.S.
Highway 183 North has been dedicated by street deeds.

POSTPONED - 12/4/86

ITEMS POSTPONED

The following items were postponed to December 4, 1986.

Resolutions:

- a. CAPITAL IMPROVEMENTS PROGRAM - Consider authorizing Eminent Domain Proceedings to acquire the following tracts of land for:
 - (1) RM 2222 and Loop 360 Fire Station Project.
 - a. Fee simple title to 4.9459 acres of land out of an 8.87 acre tract as recorded in Volume 856, Pages 3-6, Travis County, Texas. C.I.P. No. 85/83-06
 - (2) Bee Caves Woods and Honey Tree Fire Station Project.
 - a. Fee simple title to 1.542 acres of land out of Lot 5, Block G, Preliminary Plan of Treemont Subdivision, Phase E, Travis County, Texas. C.I.P. No. 85/83-01
 - (3) Rain Creek Area Fire Station Project.
 - a. Fee simple title to 1.8 acres of land out of the James Coleman Survey 25, Great Hills Subdivision, Travis County, Texas. C.I.P. No. 85/83-07
 - (4) Braker Lane Street Improvement Project.
 - a. 32,411 square feet out of Lot 14, Frank Stark Subdivision within the John C. Brooke Survey, Travis County, Texas. C.I.P. No. 82/62-15
- b. CAPITAL IMPROVEMENTS PROGRAM - Consider approval of the selection of Professional Architectural Services in connection with planning, design and construction of the Rain Creek Parkway and Lost Horizon Boulevard Prototypical Fire Station. C.I.P. No. 85/83-07

The following was postponed to November 20, 1986.

- c. Consider extending the contracts for tourism and convention promotion.

The City Manager Report on Convention and Tourism Transition Plans was also postponed to November 20, 1986.

CONSENT ORDINANCES

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

Operating Budget Amendment

Amended the 1986-87 Annual Operating Budget by accepting an additional \$23,481.00 from the Texas Department of Health Attachment 6 and allow the addition of one (1) FTE to the City payroll for the period of November 1, 1986 to August 31, 1987. (7-0 Vote)

Error Corrected

Amended Ordinance No. 861016-L changing the fees to be charged for water service, to correct a typographical error.

Site Plan Amendment

Approved amending Ordinance No. 841206-F, Case No. C14r-84-070 located at 8112 North I.H. 35, to amend the site plan.

CONSENT RESOLUTIONS

The Council, on Councilmember Humphrey's motion, Councilmember Shipman's second, adopted the following resolutions in one consent motion: (7-0 Vote)

Release of Easements

Authorized release of the following easement:

- a. A portion of a 7.5' public utility easement located on Lot 60, Block "A", Great Hills III, 8602 Altus Cove. (Request submitted by The Rippey Surveying Company on behalf of Davis Rager)
- b. A portion of the 6' public utility easement on the common lot line of Lots 32 and 34, Brykerwood Addition. (Request submitted by Mike A. Murphy)
- c. A portion of an electric easement insofar as it affects Lots 75, 76 and 77, Burke Trammel Survey No. 3, Davenport Ranch Phase I, Section 3. (Request submitted by Westview Development, Inc.)
- d. A portion of an electric and telephone easement of record in Volume 5738, Page 2037 of Travis County Real Property Records located on Lot 26, Block "C", Woodcliff Amended, 11206 Hidden Bluff. (Request submitted by Pioneer Title Company of Austin on behalf of Oscar Rodriguez)

Item Postponed

Postponed to December 11, 1986 at 5:30 p.m. is consideration of

denial of the following license agreement: To allow the encroachment of a rock wall and fence, rock driveway, electric gages and light standards into the public right-of-way at 1304 Alta Vista. (Request submitted by Mr. Terrance L. Irion on behalf of Mr. Thomas Cooke)

License Agreement

Entered into the following License Agreement: To allow landscaping and a bench into the right-of-way, 111 Congress Avenue. (Request submitted by Vantage Companies on behalf of One Congress Venture)

Change Order

Approved the following change order: In the amount of \$264,528.00 to Fru-Con Construction Corporation for the Davis Water Treatment Plant Hydraulic Improvements (2.0% increase of the original amount of \$12,799,000.00). Total changes to date 5.4%. CAPITAL IMPROVEMENTS PROGRAM No. 76/22-84.

Contracts Approved

Approved the following contracts:

BRATH, INC.
600 IH 35
Round Rock, Texas

- CAPITAL IMPROVEMENTS PROGRAM -
Construction of a new Fire
Station, Fire Department
Total \$588,720.00 C.I.P. Nos.
83/83-02, 82/62-15, 86/22-04 &
86/23-04

SLOAN CONSTRUCTION COMPANY, INC.
& Michael A. Sloan, a Joint
Venture
603 West 12th Street
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -
Renovation and addition to Fire
Station No. 8 and E.M.S. Station
No. 7, Fire & E.M.S. Departments
Total \$570,550.00 C.I.P. Nos.
85/83-02 & 85/93-01

MARLEY HEAT TRANSFER
1900 Johnson Drive
Mission Woods, Kansas

- Turbine Auxiliary Repair Parts,
Electric Utility Department
Items 1-5 - \$29,264.00
86-431-DC

AMERICAN HOSPITAL SUPPLY
Rt. 1, Box 204
Mt. Calm, Texas

- Miscellaneous Procedure Trays
and Sets, Brackenridge Hospital
Twelve (12) Month Supply Agreement
Total \$27,261.20 BS7-397

SOUTHWEST MEDICAL PACKAGING
P. O. Box 700112
San Antonio, Texas

- ER Suture Trays, Brackenridge Hospital
Twelve (12) Month Supply Agreement
Total \$30,240.00 BS6-345

BERGEN BRUNSWIG
3318 Tree Grove
San Antonio, Texas

- Sutures, Brackenridge Hospital
Twelve (12) Month Supply Agreement
Total \$294,272.00 BS6-335

TDH Contract - AIDS

Amended the contract with the Texas Department of Health to incorporate Attachments 8a (\$8,725 - distribution of educational materials) and 9a (\$28,678 - targeted education for risk groups) in order to provide education to individuals in risk groups for AIDS.

Blackland Lease

Entered into a first amendment to the lease between the City and the Blackland Neighborhood Development Corporation.

Public Hearings Set

Set public hearings on the following:

- a. To convert previously annexed land from interim to permanent zoning: December 11, 1986 at 3:30 p.m.
- b. Dedication of a permanent 20' waterline easement along with two 15' temporary construction easements across a portion of the Barton Creek Greenbelt: January 8, 1987 at 5:00 p.m.

Salvation Army

Authorized a contract with the Salvation Army in the amount of \$12,256.00 for operation of an overnight winter shelter for Homeless/Transient individuals and allocating \$8,885.00 from Social Services Contingency Fund for repairs to the shelter (Armour Building).

SIGN REGULATIONS

The Council, on Councilmember Rose's motion, Councilmember Carl-Mitchell's second, passed through THIRD READING of an ordinance amending Chapter 13-2A (Zoning) and 13-13 (Advertising and Signs) to adopt comprehensive sign regulations; the Board of Adjustment is to

handle interim appeals until the Sign Advisory Board is appointed.
(7-0 Vote)

TOURISM PROGRAM

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, passed through SECOND READING of an ordinance creating a non-profit organization to administer the City's tourism program. (6-0 Vote, Councilmember Urdy abstained.)

CONTRACT APPROVED

The Council, on Councilmember Rose's motion, Councilmember Carl-Mitchell's second, adopted a resolution approving the following contract: (5-1 Vote, Councilmember Humphrey voted No, Councilmember Shipman was out of the room.)

TURBODYNE DIVISION,
DRESSER INDUSTRIES, INC.
11511 Katy Freeway, Suite 280
Houston, Texas

- CAPITAL IMPROVEMENTS PROGRAM -
Steam Turbine Generator for
the Waste-to-Energy Plant,
Electric Utility Department
Total \$2,682,375.00 C.I.P.
No. 85/12-05

APPEAL

Council was scheduled to take action on the appeal of Mr. Don C. Roberts of the Planning Commission's decision regarding Case No. CSW-86-108. Councilmember Carl-Mitchell said he lives two blocks from the neighborhood center and the issue is parking and traffic. He asked if they were negotiating remote parking with Seton Hospital. Tracy Watson, OLDS, said they are.

Motion

The Council, on Councilmember Carl-Mitchell's motion, Mayor Pro Tem Trevino's second, DENIED the appeal of Mr. Don C. Roberts of the Planning Commission's decision regarding Case No. CSW-86-108, and said the parking is to be monitored. (5-0 Vote, Councilmembers Shipman and Urdy were out of the room.)

PARKING AT ROBERT MUELLER MUNICIPAL AIRPORT

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Humphrey's second, adopted a resolution amending the City of Austin/APCOA, Inc. agreement to provide additional shuttle bus service and revise public parking rates to recover costs of parking lot operation at Robert Mueller Municipal Airport. (7-0 Vote)

DEADLINE FOR PETITIONS CONCERNING ZONING

Councilmember Shipman introduced an item to Council to consider a resolution establishing a deadline for the submission of petitions to oppose a change in zoning.

Motion

Councilmember Shipman made a motion, seconded by Mayor Cooksey to establish a 4:00 deadline for the submission of petitions to oppose a change in zoning.

Substitute Motion

Councilmember Rose offered a substitute motion, seconded by Councilmember Carl-Mitchell to adopt a resolution establishing a 12:00 noon deadline for the submission of petitions to oppose a change in zoning. (12:00 noon of the day of the zoning case)

Councilmember Rose pointed out that it takes quite some time to validate some petitions and the validation should be done prior to the hearing of the case. Mr. James Duncan, Director of OLDS, told Council that if they had a 4:00 deadline it would mean staff would have to stay overtime to validate and the validation may not be complete by the time the zoning case was ready to be heard.

Roll Call on Substitute Motion

5-1 Vote, Councilmember Shipman voted No,
Mayor Pro Tem Trevino out of the
room.

LAFF STOP ITEM POSTPONED

Postponed to November 20, 1986 at 6:30 p.m. is consideration of a resolution rescinding a condition of approval of a Special Permit for the Laff Stop, 8120 Research Boulevard. C14p-84-073.

ETHICS ORDINANCE ITEM POSTPONED

Postponed to November 20, 1986 is consideration of an amendment to the Ethics Ordinance exempting task forces from financial disclosure requirements.

ZONING ORDINANCE

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, passed through SECOND READING an ordinance amending

Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance) to cover the following changes: (6-0 Vote, Mayor Pro Tem Trevino out of the room.)

EDDIE & MARK LAMM	The northwestern	From Interim
C14-85-288.79	corner of U.S. 290	"RR" to "LR" &
	West & Scenic Brook Dr.	"LO"

Second reading. First reading on July 2, 1986 (5-0). Mayor Pro Tem Trevino and Councilmember Humphrey absent. Conditions have been met as follows: Restrictive covenant incorporating conditions imposed by Council has been executed.

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, passed through SECOND READING of an ordinance amending Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance) to cover the following changes: (7-0 Vote)

George Bryan	8411 Haskell Drive	From Interim
C14-85-288.88		"SF-2" to "NO"
		<u>GRANTED "LR", WITH "NO"</u>
		<u>ON THE AREA ANNEXED BY</u>
		<u>THE STATE</u>

Conditions not satisfied.

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, passed through SECOND READING of ordinances amending Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance) to cover the following changes: (7-0 Vote)

JOHN O'SULLIVAN	8319 Haskell Drive	From Interim
C14-85-288.89		"SF-2" to "NO"
		<u>GRANTED "LO" WITH SAME</u>
		<u>CONDITIONS CONSISTENT</u>
		<u>WITH OTHER ZONING IN THE</u>
		<u>AREA</u>

Conditions not satisfied.

LONNIE MARTIN	8317 Haskell Drive	From Interim
C14-85-288.90		"SF-2" to "NO"
		<u>GRANTED "LO" WITH SAME</u>
		<u>CONDITIONS CONSISTENT</u>
		<u>WITH OTHER ZONING IN THE</u>
		<u>AREA</u>

Conditions not satisfied.

EXECUTIVE SESSION

Mayor Cooksey announced Council would go into executive session pursuant to Article 6252-17, Texas Revised Civil Statutes Annotated, to discuss the following matters. No official action of the City Council will be taken except in open session.

- a. Pending Litigation - Section 2, Paragraph e.
 - (1) Crenshaw v. City of Austin
 - (2) Texas Water Commission Proceedings in re: LCRA contract
- b. Land Acquisition - Section 2, Paragraph f.
 - (1) Sumiken Building
 - (2) MOC
- c. Personnel Matters - Section 2, Paragraph g.
 - (1) Benefit Packages for Council Appointees

and

Item under Old Business, D.I.d. Consider approving the creation of a nonprofit corporation for the purpose of developing and implementing a parkland acquisition program; approving articles of incorporation; approving the initial bylaws thereof; and appointing the initial directors thereof. (No subsequent action was taken on this item.)

RECESS

Council recessed from 5:40 p.m. to 7:10 p.m. for executive session and took no action on items discussed.

PUBLIC HEARING SET

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Rose's second, at the request of Mr. George Villalva, set a public hearing on an appeal of the City Staff's denial of a waterway development permit for Capital Metro bus operations and maintenance facility expansion at 505 N. Pleasant Valley Road, #SP-86-080, for December 11, 1986 at 5:00 p.m. (5-0 Vote, Mayor Pro Tem Trevino and Councilmember Shipman out of the room.)

PUBLIC HEARING - PERMANENT EASEMENT

Mayor Cooksey opened the public hearing set for 3:00 p.m. on dedication of a permanent easement containing 2,986 square feet for the construction of regional water system improvements out of a portion of the Bull Creek Greenbelt. No one appeared to be heard. Councilmember Urdy questioned Richard Ridings, Director of Public Works,

as to the feasibility of going through a greenbelt and inquired if all prudent alternatives had been investigated. Mr. Ridings said they had and that there would be as little disturbance as possible to the parkland.

Motion

The Council, on Councilmember Urdy's motion, Councilmember Rose's second, closed the public hearing, waived the requirement for three readings and finally passed an ordinance dedicating a permanent easement containing 2,986 square feet for the construction of regional water system improvements out of a portion of the Bull Creek Greenbelt. (7-0 Vote)

PUBLIC HEARING - ANNEXATION IN VICINITY OF MCKINNEY FALLS STATE PARK

Mayor Cooksey opened the public hearing set for 3:00 p.m. on annexation of approximately 2,510 acres in the vicinity of McKinney Falls State Park for full purpose annexation. No one appeared to be heard. This was the first public hearing.

Motion

The Council, on Councilmember Shipman's motion, Councilmember Rose's second, closed the public hearing. (7-0 Vote)

PUBLIC HEARING - LODGINGHOUSE RESIDENTIAL

Mayor Cooksey opened the public hearing set for 4:00 p.m. on amending Chapter 13-2A (Revised Zoning Regulations), establishing a "lodginghouse residential" use type and providing use, site development and other regulations for such uses.

Bill Cook of the Building Inspection Department, explained the "bed and breakfast" concept.

George Boutwell, Robert Resteror and Avis Davis spoke in favor of the revision.

Daniel Traverso, Castle Hills and Old West Austin Neighborhood Association, said they support the recommendation of the Planning Commission, but want the houses to be owner-occupied with no signs. Mr. Cook told him a name plate 3' square is allowed.

Jerry Southard, who operates a bed and breakfast house said ther needs to be compatibility standards.

Robert Meiszel said this should not be in a residential area but should be in "LO" district.

Motion

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Urdy's second, closed the public hearing. (7-0 Vote)

PUBLIC HEARING - SQUARE FOOTAGE IMPERVIOUS COVER CAPS

Mayor Cooksey opened the public hearing set for 4:00 p.m. on amending Chapter 13-2A Section 2129, 2154, 2179 and 2204 removing the square footage impervious cover caps in the "RR" and "SF-1" through "SF-3" zoning districts.

No one appeared to be heard.

Motion

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

Motion

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, waived the requirement for three readings and finally passed an ordinance amending Chapter 13-2A Section 2129, 2154, 2179, and 2204 removing the square footage impervious cover caps in the "RR" and "SF-1" zoning districts. (5-0 Vote, Councilmembers Urdy and Rose out of the room.)

ZONING HEARINGS

Mayor Cooksey announced Council would hear zoning cases scheduled for 4:00 p.m. Council heard, closed the public hearing and passed through FIRST READING the first case and postponed the second case.

- | | | | | |
|-----|------|--------------------|----------------------|--------------------------|
| (1) | r-86 | STANLEY J. | 13700-13800 Research | From "SF-2" |
| | 187 | WILLIAMS, INTEREST | Boulevard | To "GR" |
| | | By John M. Joseph | (U.S. Highway 183) | RECOMMENDED Zoning |
| | | Minter, Joseph | | and the compatibility |
| | | & Thornhill | | waiver in accordance |
| | | | | with Staff and T.I.A. |
| | | | | recommendations, subject |
| | | | | to the following: |

Waive the requirement to provide sidewalks along U.S. 183, but maintain sidewalks along Pecan Drive and North Lake Creek Parkway. Require phasing in of the site in accordance with the Lakeline agreement approved by City Council. The posting of fiscal for signalization and roadway improvements will be addressed by the phasing agreement. Decide at the time of subdivision approval, the future intersection alignment of Pecan Drive and Hymeadow Drive, and waive the requirement to close the driveways closest to U.S. Highway 183 on Pecan Drive and North Lake Creek Parkway.

Motion

Councilmember Carl-Mitchell made a motion, seconded by Mayor Pro Tem Trevino to grant "GR" zoning, FIRST READING ONLY, and approve the "PRA" site plan in accordance with recommendations from the Planning Commission and also that the applicant will enter into a phasing agreement which is similar to the Lakeline phasing agreement; that the peak hour trips calculation in the phasing agreement will be calculated on the entire tract, the entire development, which includes the area outside the City limits; and that the applicant will request annexation and apply for zoning on the remainder of the tract prior to the issuance of the Certificate of Occupancy. Mayor Pro Tem Trevino seconded the motion, which passed by a vote of 6-0 with Councilmember Urdy out of the room.

Motion

Councilmember Carl Mitchell made a motion, seconded by Councilmember Rose that the extension of Lake Creek Boulevard shall intersect with Highway 183 and that can be handled through the subdivision process without an amendment to the Roadway Plan. Motion passed by a 6-0 Vote, with Councilmember Urdy out of the room.

The Council postponed the following zoning case to November 20, 1986 at 4:00 p.m.

(2)	-86	GEORGE S. NALLE	2625-2701 Bee Cave	From "SF-3"
	161	III	Road, 1066-1900	To "GO", "LO", "LR"
		By Ambrust &	MoPac Boulevard	"SF-2" & "GR"
		Brown	1000-1900 Capital	RECOMMENDED "SF-2"
			Parkway Boulevard	for Tr. 1, "LR" for
				Tr. 2, "LO" for Trs.
				3, 5, 9, 10 & 11,
				"GO" for Trs. 6, 7, &
				8 and "GR" for Tr. 12,
				subject to the following
				conditions: No air
				conditioners on roof,
				right-of-way for
				Barton Skyway, non-flat
				roofs and agreement
				between neighborhood
				and applicant. Tracts
				6, 7, 8, and 11 subject
				to site plan approval.

PUBLIC HEARING - SENNA HILLS MUD

Mayor Cooksey opened the public hearing set for 4:30 p.m. on the consent to creation of Senna Hills MUD.

David Armbrust, representing the applicant, presented the summary and rebuttal. Other speakers in favor of Senna Hills MUD were Kristina Garwacka, Murfee Engineering; Rusty Mase, Environmental Technical Services Co.; Steve Murram, Texas Capital Markets; Mike Rinehart, Landbanc; Linda Wiegman, Armbrust & Brown; Don Sansom, Urban Engineering; Dr. Larry P. Wilding, Murfee Engineering; Charles Woodruff Jr., Murfee Engineering.

Speaking against the MUD was Amy Shaw representing Travis County WCID #18. Bert Cromack spoke but stated no position.

Motion

The Council, on Councilmember Rose's motion, Councilmember Urdy's second, closed the public hearing, waived the requirement for three readings and finally passed an ordinance granting the consent to agreement for the creation of Senna Hill MUD subject to the following conditions: (6-1 Vote, Councilmember Shipman voted No.)

"The applicant shall comply with the terms and conditions of the revised Senna Hills MUD staff report dated September 23, 1986 in the form of a memorandum from James Duncan to John Ware; the Parks Board motion dated September 23, 1986; the Urban Transportation Commission motion dated October 6, 1986, except as follows. The applicant shall comply with the set-backs agreed upon with the staff and the applicable environmental ordinances. Required site plan approval shall follow the site plan requirements set forth in Section 2770 of Chapter 13-2A of the City Code relating to PUD's. The applicant shall comply with applicable portions of the RM 2244 Ordinance. Reference to arterial roadways should be deleted since there are none in the district. The applicant shall proceed to revise its no-discharge wastewater permit to require a 5-5-2 permit. The applicant, in conjunction with City staff, shall establish a seeding and irrigation maintenance and monitoring program. The applicant shall provide 7,000 square feet per LUE of irrigation land on slopes and 0-15%, six inches of effective depth of the soil, and 8,000 square feet of irrigation land per LUE on 15-20% slopes. The former shall constitute a variance from the Lake Austin ordinance. The applicant shall be granted Growth Management Area III bonding authority and surcharge calculation."

PUBLIC HEARING - APPEAL

Mayor Cooksey opened the public hearing set for 5:00 p.m. on an appeal from Ms. Patricia Sullivan regarding a zoning application. No one appeared to speak.

Motion

The Council, on Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, closed the public hearing and DENIED the appeal from Ms. Patricia Sullivan, president, North Shoal Creek Neighborhood Association, of the Planning Commission's decision regarding Zoning Applications #C14p-86-023 & #C14-86-130, located at 2900 West Anderson Lane. (5-1 Vote, Councilmember Shipman voted No, Councilmember Rose out of the room.)

Zoning Change

C14-86	NORTHWOOD PLAZA	2900 West Anderson	From "GR"
130	PARNERS, LTD.	Lane	To "CS-1"
	JOE FOSTER COMPANY		RECOMMENDED except to
	By Armbrust &		recommend waiver to
	Brown		Council for Rockwood
			Lane right-of-way.
			FIRST READING

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 5-1 Vote, Councilmember Shipman voted NO, Councilmember Rose out of the room.)

ZONING POSTPONED

Postponed until December 4, 1986 at 4:00 p.m. is the following request for a zoning change:

C14-84	HEALTHVEST	1407 Stassney Lane	From "I-SF-3"
289	By Dudley D.		To "GO"
	McCalla		RECOMMENDED "GO"
			with "LO" development
			regulations, subject
			to subsequent PUD
			application.

PUBLIC HEARINGS - APPEALS

The following two appeals were discussed at the same time, after Mayor Cooksey opened the public hearings.

- An appeal from Mr. T.J. "Jack" Morton of the Planning Commission's decision on the site plan regarding REC Enterprise, Inc., located at 6708 Manchaca Road. C14-81-113
- An appeal from Mr. Terry Sasser of the Planning Commission's decision regarding compatibility standards and other issues for the site plan, 6708 Manchaca Road. C14-81-113 (No action was taken.)

Motion

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Rose's second, upheld the appeal from Mr. T.J. Morton of the Planning Commission's decision on the site plan regarding the REG Enterprises, Inc., located at 6708 Manchaca Road. C14-81-113; with a 10' setback and joint use easement. (7-0 Vote)

No action was taken on the second appeal.

Amendment to Restrictive Covenant

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Rose's second, approved the following: (7-0 Vote)

C14-81	REG ENTERPRISES,	6700-6704 Manchaca	Amendment to
113	INC.	Road	Restricted Covenant

APPROVED

HEARING POSTPONED

Postponed to December 4, 1986 was the 5:30 p.m. public hearing on an appeal from Mrs. Charlotte E. Smith of the Planning Commission's decision regarding the special permit for Healthvest. C14p-86-018.

PUBLIC HEARING - AFFORDABLE HOUSING SUBCOMMITTEE REPORT

Mayor Cooksey opened the public hearing set for 6:00 p.m. on Affordable Housing Subcommittee Report.

The following people spoke: Stacy L. Suits, Ed Wendler, Laura Walden, Marcia Van Wagner, Kathy Tyler, Margaret Castilleja, O.B. Conley, Row Dabs, Frances Ferguson, George Freeman, Margaret J. Gomez, Eva L. Goode, Joan Hawbler, Roy Kimble, Melinda Longtain, Enrique Lopez, Veon McReynolds, Sr. Rose Morena, Karen Paup, Sr. Amalia Rios,

Motion

The Council unanimously approved continuing the public hearing to November 20, 1986 at 4:45 p.m.

ITEM POSTPONED

Postponed until November 20, 1986 is consideration of establishing the date of the bond election and establish the propositions in the form of a ballot.

ITEM POSTPONED

Postponed to November 20, 1986 is consideration of amending the ordinance adopting the Capital Improvements Program.

NO ACTION TAKEN ON ITEM

No action was taken on an ordinance to consider approving the creation of a non profit corporation for the purpose of developing and implementing a parkland acquisition program; approving articles of incorporation; approving the initial bylaws thereof; and appointing the initial directors thereof.

ADJOURNMENT

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