



## Austin City Council MINUTES

For NOVEMBER 20, 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 Carl-Mitchell's motion Councilmember Humphrey's second, approved minutes for regular meeting of November 13, 1986 and special meeting of November 12, 1986. (6-0 Vote, Councilmember Urdy out of the room.)

### CITIZEN COMMUNICATIONS

The following people spoke on the convention center site: Ms. Lori C-Renteria, Donald D. Reynolds, Ray Reece, David Graeber, Joe Christie, Cynthia Valadez, Marcos de Leon, Paul Hernandez, Kathy Lowry and Ron Kercheville. Mayor Pro Tem Trevino responded to the comments made by Ms. Valadez. (Transcript on file in City Clerk's Office)

### CHILD CARE REPORT

Jeanette Watson presented the report of the Child Care Commission on Accomplishments and Future Plans.

### OLD BUSINESS - ORDINANCES

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Urdy's second, amended Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance to cover the following changes: (Votes follow each case)

- |                                   |                       |                              |
|-----------------------------------|-----------------------|------------------------------|
| (1) HIGH PLAINS SAVINGS<br>& LOAN | 7338 Hwy. 290<br>West | From Interim "RR"<br>to "GO" |
|-----------------------------------|-----------------------|------------------------------|

By James M. Nias  
C14-85-288.19

(5-0 Vote, Councilmembers Carl-Mitchell  
and Humphrey abstained)

Second and third readings. First reading on  
April 16, 1986, (5-0). Councilmember George Humphrey  
and Mayor Pro Tem John Trevino, Jr. absent. Conditions  
have been met as follows: Restrictive covenant incorpo-  
rating conditions imposed by Council has been executed.

11/20/86

- (2) HIGH PLAINS SAVINGS Highway 71 West From Interim "RR"  
& LOAN to "MF-1", "SF-6",  
By James M. Nias (5-0 Vote, Councilmembers "SF-1", "SF-2"  
C14-85-288.45 Carl-Mitchell & Humphrey abstained) "GR" & "RR"

Second and third readings. First reading on April 16, 1986, (5-0). Councilmember George Humphrey and Mayor Pro Tem John Trevino, Jr. absent. Conditions have been met as follows: Restrictive covenant incorporating conditions imposed by Council has been executed.

- (3) C. & W. BACH 13625-13661 Pond From "LO" & "SF-2"  
By Richard Suttle Spring Road, 13687- to "GR"  
C14r-86-131 13713 U.S. 183, 12601-  
12617 Hymeadow Drive  
(7-0 Vote)

Second and third readings. First reading on August 28, 1986, (6-0). Councilmember Mark Rose out of room at roll call. Conditions have been met as follows: Development restricted to that shown on site plan attached as Exhibit to the ordinance. Right-of-way being dedicated through subdivision process.

- (4) STEPHEN E. ANDERSON 10608 Plains Trail From "SF-2"  
By Robert W. Anderson, Jr. (7-0 Vote) to "SF-3"  
C14-86-138

Third reading only. Second reading on November 13, 1986, (7-0). No conditions to be met.

#### ORDINANCE POSTPONED

Postponed indefinitely is consideration of approval of the following request for a variance from the dedication requirements of Ordinance No. 860717-A, the right-of-way dedication and reservation ordinance.

- a. Michael Knox - 8314 U.S. Highway 71 at Fletcher (Staff recommends denial)

#### CONSENT ORDINANCES

The Council, on Councilmember Carl-Mitchell's motion, Mayor Pro Tem Trevino's second, waived the requirement for three readings and finally passed the following ordinances in one consent motion: (6-0 Vote, Councilmember Humphrey out of the room.)

EMS Ordinance Amendment

Amended the current EMS Quality Assurance Team Ordinance to change the requirement for meetings of the Emergency Medical Services Quality Assurance Team and to delete the office of secretary.

Wastewater Rate Ordinance

Amended the Wastewater Rate Ordinance to delete any charge for customers not connected and to correct inadvertent errors.

Capital Improvements Program

Declared the necessity for and ordered improvements to Jollyville Road, Phase III, consisting of 1 unit covering approximately 9 blocks. C.I.P. No. 84/62-13.

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Received and accepted work of paving Banister Lane, Phase II, consisting of approximately 9 blocks. C.I.P. No. 85/62-61.

Zoning Ordinance

Amended Chapter 13-2 and 13-2A of the Austin City Code (Zoning Ordinance) to cover the following changes:

WILLIAM T. GUNN, III	601 Westlake High	From Interim "SF-2"
& BUDDY DRYDEN	Drive	to "SF-2"
By Richardson/Verdoorn		
C14r-84-340		

Heard and granted December 6, 1984, (6-0). Councilmember Mark Rose absent. No conditions to be met.

CONSENT RESOLUTIONS

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Urdy's second, adopted the following resolutions all in one motion: (5-0 Vote, Mayor Pro Tem Trevino and Councilmember Rose out of the room)

Release of Easements

Authorized release of the following easements:

- a. A portion of an Electric Easement of record in Volume 7711, Page 591, Travis County Real Property Records and located on Lots 65, 66 and 77, Davenport Ranch, Phase 1, Section 3. (Request submitted by the Westview Development Inc.)

b. A 20' Wastewater Easement out of the James Rogers Survey No. 19, of record in Volume 9440, Page 614, Travis County Real Property Records. (Request submitted on behalf of Hobby Horse Joint Venture)

#### Eminent Domain Proceedings

Authorized eminent domain proceedings to acquire in fee simple the following described tracts of land/easements for the Govalle Wastewater Service Area Interception and Diversion System:

- a. Fee simple to 10,007 square feet of land out of a 21.42 acre tract in the Santiago Del Valle Grant, Travis County, Texas.
- b. Easement title to 23,664 square feet of land out of a 21.42 acre tract in the Santiago Del Valle Grant, Travis County, Texas.
- c. Temporary Working Easement to 60,905 square feet of land out of a 21.42 acre tract in the Santiago Del Valle Grant, Travis County, Texas.

#### Capital Improvements Program

Authorized eminent domain proceedings to acquire the following:

- a. 0.61 acres of land in fee simple for Braker Lane Improvements, more particularly described as follows:
  - (1) 0.61 acres of land situated in the John Applegait Survey, Travis County, Texas, City of Austin, and being out of a portion of a 5.00 acre tract of land owned by Benny L. Teas and Sons. C.I.P. No. 62/78-03.
- b. A Storm Sewer Easement for Upper Little Walnut Creek Drainage Project, more particularly described as follows:
  - (1) 550 square feet out of Lot 16, Block H. Quail Creek West Phase II, Section 6, of record in Plat Book 54, Page 55 of the Travis County Texas Plat Records. C.I.P. No. 82/60-05

#### Item Postponed

Postponed indefinitely is a contract for J.V. Winn, Inc. for interior renovation to Lester E. Palmer Auditorium in the amount of \$144,276.00, C.I.P. No. 81/80-02.

#### Contracts Approved

Approved the following contracts:

ARGEER CORPORATION  
7979 E. Tufts Avenue,  
Suite 810  
Denver, Colorado

- CAPITAL IMPROVEMENTS PROGRAM -  
Govalle Wastewater Service Area  
Interception and Diversion System,  
South Austin Regional Wastewater  
Treatment Plant Lift Station No. 2,  
Transportation and Public Services  
Department  
Total \$6,274,100.00 C.I.P. No.  
86/23-10

UNDERGROUND UTILITIES COMPANY  
P. O. Box 790  
Del Valle, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Mopac/Loop 1 Utility Relocations,  
Transportation and Public Services  
Department  
Total \$594,876.00 C.I.P. Nos.  
83/22-05 and 86/23-33

HENKELS & McCOY  
4220 Justin Road  
Lewisville, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Overhead Electric Distribution  
Facilities for MoPac Extension  
Section 1, Electric Utility Dept.  
Total \$89,378.48 C.I.P. No.  
87/14-03

CAPITAL EXCAVATION COMPANY  
P. O. Box 1301  
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Community Development District  
No. 43 - Phase I, Transportation  
and Public Services Department  
Total \$575,484.65 C.I.P. Nos.  
85/62-63, 86/23-31 & 83/22-03

LEWIS CONTRACTORS  
P. O. Box 19505  
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Miscellaneous Drainage Improvements  
No. 2, Group B, Transportation  
and Public Services Department  
Total \$384,110.10 C.I.P. Nos.  
85/60-03 & 86/23-04

LEWIS CONTRACTORS  
P. O. Box 19505  
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
East Austin Transmission Phase  
II, Water and Wastewater Utility  
Department  
Total \$2,081,552.50 C.I.P. No.  
73/22-05

SAF-T-MARK SUPPLY COMPANY  
Old Noon Day Road  
Tyler, Texas

- Regenerative Air Street Sweepers,  
Vehicle & Equipment Services Dept.  
Item 1 - \$615,934.00 86-0342-FC

AUSTIN COMMUNICATIONS, INC.  
9802 Gray Boulevard  
Austin, Texas

- Emergency Contract for Maintenance of Radio Communications Equipment, Purchasing Office for various City Departments  
Three (3) Month Contract  
Total \$74,770.07 87-S066-LI

DE LA RUE PRINTRAK, INC.  
1250 N. Tustin Avenue  
Anaheim, California

- Automated Fingerprint Identification, Police Department  
\$290,000 plus \$137,000 (first and second year maintenance)  
Total \$427,000.00 87-S067-FW

#### License Agreements

Approved entering into the following license agreements:

- a. To allow the encroachment of a private conduit and fiberoptic cable across the right-of-way of Woodhollow Drive, 7700 Block. (Request submitted by The Continuum Corporation on behalf of Koger Properties, Inc.)
- b. To allow the encroachment of landscaping into the right-of-way of West 35th Street and Jefferson and Lawton Avenue. (Request submitted by James M. Nias on behalf of R.G. Mueller Jr., and Frances Mueller Danforth)

#### CDBG

Authorized acceptance of the Community Services Block Grant in the amount of \$332,017.00 for Fiscal Year 1987.

#### Pleasant Hill Branch Library

Designated the official name of Pleasant Hill Branch Library for the new southeast branch library on 211 East William Cannon Drive.

#### Literacy Training

Accepted a grant from the Department of Education for \$24,813.00 to expand literacy training in the Austin Public Library.

#### "For Kids' Sake"

Approved for the City of Austin to contract with KTVV-TV as a corporate sponsor of "For Kids' Sake", a year long campaign designed to promote communication between parents and children, from January 1 to December 31, 1987. (Total cost \$42,500.00)

Agreements

Approved two agreements between the City of Austin, the City of Round Rock, and Williamson County Municipal Utility Districts Nos. 2 and 3 and an agreement between Austin and Fern Bluff.

Appropriation of Funds

Authorized appropriated funds for expenses associated with: (1) employee recognition activities, including employee appreciation week, November 17-24, 1986; (2) meetings/receptions with elected officials, including a reception in early January, 1987 to mark the opening of the Texas Legislature.

Public Hearings Set

Set public hearings as follows:

- a. Dedication of a 263 square foot wastewater easement together with 175 square feet of temporary easement for the development of Stratford Place P.U.D. across Parkland on Stratford Drive: January 8, 1987 at 4:30 p.m.
- b. Amending the Water and Wastewater Service Area Ordinance No. 810820-B to include property known as Westview on Lake Austin, Phase B.: December 11, 1986 at 5:00 p.m.
- c. The AIDS Anti-Discrimination Ordinance: December 11, 1986 at 5:00 p.m.
- d. Ordinance providing for the subdivision of duplexes: December 18, 1986 at 5:00 p.m.

Pipeline Easement

Approved the dedication of a pipeline easement across City owned land at U.S. Highway 183 and Shelton Lane. Requested by Intrastate Gathering Corporation.

License Agreement

Approved license agreement to allow the encroachment of a 16' gas line into the Shelton Lane right-of-way. Requested by Trans-Texas Land Services on behalf of Intrastate Gathering Corporation.

No Action on Item

No action was taken on consideration of a resolution on final action regarding the Sumiken Building.

## TOURISM

The Council, on Councilmember Shipman's motion, Councilmember Humphrey's second, passed through third reading of an ordinance creating a non-profit organization to administer the City's tourism program. (5-2 Vote, Mayor Pro Tem Trevino and Councilmember Urdy voted No.)

Prior to passage of the above motion, the following substitute motions were made and failed:

Substitute Motion - FAILED

Councilmember Urdy made a motion, seconded by Mayor Pro Tem Trevino to include an amendment to reduce from 1½¢ to 1¢. Motion FAILED by a vote of 3-4 with Councilmember Shipman, Mayor Cooksey, Councilmember Carl-Mitchell and Councilmember Humphrey voting No.

Substitute Motion - FAILED

Councilmember Urdy made a motion, seconded by Mayor Pro Tem Trevino to have one representative from each Chamber of Commerce. Motion FAILED by a vote of 3-4 with Councilmember Carl-Mitchell, Humphrey, Rose and Shipman voting No.

## CAPITAL IMPROVEMENTS ORDINANCE

The Council, on Councilmember Rose's motion, Councilmember Carl-Mitchell's second, waived the requirement for three readings and finally passed an ordinance amending the ordinance adopting the Capital Improvements Program by including \$2.5 million for the Slaughter Lane/FM 1826 Improvements. (6-0 Vote, Mayor Pro Tem Trevino was out of the room.)

## ITEM WITHDRAWN

Councilmember Rose withdrew his item to consider an amendment to the Ethics Ordinance exempting task forces from Financial Disclosure requirements.

## CONVENTION CENTER SITE AREA

Council had before them for consideration a resolution to consider selection of convention center site area.

There was some discussion and then Councilmember Rose stated: "At the end of last work session the Mayor asked for each one of us to put down our thoughts, in writing, for the motion to be written and I attempted to do that in order to describe and present to the Council three things: (1) What I believe the definition of the Civic Center District is, (2) A specific proposal for an area that I think qualifies as that district. (3) A statement as to what I believe is the summary of the action I believe is going to be taken today with the resolution.



So, with the indulgence of the Council I will read through the prepared testimony, then make the motion for a specific site area and then we can have any other discussions." Councilmember Rose then went on to say he had listened to and been a part of the process for several weeks. He said, as a result, we are able to conceptualize a far greater concept now than when they began. Councilmember Rose said a fine convention center should be produced in the shortest length of time.

Councilmember Rose then described a civic center district: "A civic center district should be one of the most vital places in the City. It is a place with a strong image. It becomes a major downtown focus. It is a multi-purpose activity center or convention center in a highly visible location. I believe this landmark should also be a memorable image of the City to both visitors and residents alike. It is also a focus for social and cultural life in the City with cafes, restaurants, theaters, museums and exhibitions. If we realize our dream of moving toward new facilities for the City Hall and Council Chambers, the district would also be the point of inter-action between the community and the administration of this city. The key features of the district include an outstanding convention facility designed to an agreed upon program. A range of sensitively designed public meeting facilities. Integration of City Hall facilities. Sufficient culture facilities such as museums and theaters. People places that relate to the downtown grid and to the outstanding natural features adjacent to downtown. A rich variety of eating places. Places that function 365 days a year regardless of whether or not a convention is taking place. Easy walking and shuttle distance to hotels and restaurants. Landscaping throughout, contributing to the definition and character of the district. In the civic center district, a strong emphasis is placed upon pedestrian access and a high quality street environment and at the same time a variety of meeting places for civic, social and cultural functions is provided. Civic center design should aspire to the highest level of urban design and architectural quality, adding to and complementing the outstanding qualities of Austin as a City. In this respect a civic center district should strive to find that truly Austin identity which is key to making our city unique and therefore, marketable. By focusing on the concept of the district you are able to address traffic concerns on a comprehensive basis. I believe the time has come to reduce the damaging effect of traffic on the character and economy of downtown and make a move toward integrated joint-use parking in appropriate locations and a greater emphasis on the role of public transit. The most important point to me is that everyone wins with such a concept. This is not seen as a one-sided gesture for the business community but rather an opportunity to provide a range of facilities that will give a much needed impetus to the vitality of the city as well as facilities of all Austinites. I am particularly interested in the positive ripple effect a substantial public investment of this type can have. It becomes an emphasis for encouraging economic investment in adjacent areas. In this way we get the maximum dividend out of public expenditure and introduce the necessary concepts of public and private venture.

"In summary," continued Councilmember Rose, "a civic center district can combine all of the best ideas we have had over the last few years with the ones we have not come up with yet, to create an area in the City we can be proud of in the years to come. That is what I think we are doing today.

"The site I believe, and I have found over the last couple of weeks that there are several sites, all of which have the potential to help build a great city, in my opinion, without a shadow of a doubt, the area west of Congress Avenue holds the key to forming a district that encompasses the qualities I have described. I wish, therefore, to propose the basis for action in this area that I define as the west end civic center district. This area is generally bounded by Congress Avenue to the east, Town Lake to the south, Lamar Boulevard to the west and West 5th Street to the north. This area has so much potential and so many of the critical elements of the civic center district that it is difficult to list all of them. But it is an area that is relatively untapped and yet it is only a few blocks from the center of downtown. This means it is within walking distance and an easily acceptable transit linkage to the greatest range of restaurants, hotels, shops and offices within the downtown core. The immediate area already has restaurants, theaters and Republic Square. It appears the area may encompass the focal of new public transit routes. The destination point of the northwest transit corridor is in this area and it is a suitable point for a downtown east-west transit route as well. The area presents an opportunity to relate civic and convention facilities to the proposed urban park plan for Town Lake and Auditorium Shores and to initiate the revitalization of Shoal Creek, and of course, the Laguna Gloria Art Museum will be located within the area. The area also encompasses the block immediately north of Drake Bridge, a dramatic visual and functional linkage between south Austin and downtown. One of the most important points I have considered in making this recommendation is that the City's main commercial land holdings are within the district and I do believe it is in the best of public interest to realize their fullest potential. It is also important to note that further City land may become available within this area in the near future. The most important, overriding enthusiasm that I have felt is that this is exactly the place to capture the idea of a civic center district. ...." Councilmember Rose then discussed the other sites under consideration.

#### Motion

Councilmember Rose made a motion, seconded by Councilmember Humphrey to adopt the following resolution:

"Whereas the City Council has designated the area surrounding the existing Palmer Auditorium Center as parkland and called for a new facility to be located north of Town Lake in the Central Business District, and whereas City officials and consultants have analyzed at least five sites in four geographical areas of the CBD, and whereas placement of the convention center

facility and the creation of a civic center district have emerged as a priority for future economic development for the cultural and social benefits for the citizens of Austin, now therefore be it resolved by the City Council of the City of Austin that the City Council designate the area of the Central Business District, surrounded by Congress Avenue, 5th Street, Town Lake and Lamar as the "West End Civic Center District", and be it further resolved that the Civic Center District shall be planned with the following criteria as primary consideration:

- The Civic Center should be a major focus downtown, a multi-purpose convention center and a highly visible location suited to current market demand and future expansion needs.
- Have a strong image and identity memorable for people who are visitors to Austin as well as residents of the City.
- Represents a high quality of the City and it becomes a landmark in the fabric of the City, similar in the way the University has become a distinct activity center.
- Be a key focus of cultural and social life in the City with cafes, restaurants, theaters and exhibitions and functions 365 days a year regardless of whether or not a convention is taking place.
- Be located to maximize the ripple effect of public investment and urban re-development.
- Spread economic vitality to adjacent areas by stimulating adjacent commercial development.
- Generate maximum dividends on public investment with multiple use facilities.
- Stimulate the development of attractive public transit options and integrated matrix of pedestrian routes.
- The center of the district shall be a pivotal point for pedestrians, provide opportunity to develop multi-purpose parking garages located to reduce impact on the district and stimulate the use of Capital Metro. These efforts shall be coordinated with Capital Metro.
- Have easy walking and shuttle service to hotels and restaurants.
- Generate a high level of pedestrian activities throughout the area and establish a pedestrian scale of development.

- Provide meeting spaces for civic, social and cultural functions.
- Relate to other cultural, administrative and governmental facilities of the City with physical linkages where possible.
- Aspire to the highest level of architectural and urban design, including conceptual planning, long-life buildings, sensitive architectural detailing and quality interior safety.
- Be designed with a distinctive Austin identity.
- Provide a variety of significant public spaces, both indoors and out and in atriums and public squares.
- Become an important place for public art and performances.
- Be carefully landscaped throughout, which contributes to the definition and character of the district.
- Incorporate attractive linkages to outstanding water features and green spaces.
- Link together existing historical and other significant structures.
- Serve the general community's needs as well as the business community's.
- Be created through a participatory process which moves swiftly but incorporates as many locally-based viewpoints as possible.

Now be it further resolved, that the City staff shall be instructed to present to Council within three weeks an RFP for urban design, architectural, transportation and engineering services. The scope of work in the RFP will include a design proposal for the Civic Center District, detailed architectural design for a convention center and related facilities, and a financing and implementation package.

#### Substitute Motion

Councilmember Shipman offered a substitute motion to designate the area east of Congress Avenue, south of 5th Street along Waller Creek as the Civic Center District. Councilmember Carl Mitchell seconded the substitute motion.

Lengthy discussion followed.

Mayor Cooksey stated:

Now, the vote will be on the main motion. I'd like to say a word about the main motion. I think that I've felt at time over the last four weeks that I was going through a charade and..the reason I think that I felt that way is that I felt that the method of deliberations and the careful weighing of facts perhaps there were times they were largely irrelevant. I..we've heard some discussion here tonight about Palmer Auditorium site. Actually what this Council decided to do to the Palmer Auditorium site was to obtain one of the finest urban parks in the United States for no cost at all. We simply dedicated land we already owned as a park. And in doing so we saved ourselves a lot of money if you assume we should have one of the finest urban parks in the United States. I considered the various sites very carefully in this deliberation and I've tried to be very, very open and very, very careful about the decision because frankly, we're gonna have to live with it for about 35 or 40 years. For that reason it was irrelevant to me to put political connections various people had in this matter. It was further irrelevant to me and as a matter of fact, I would never have brought Rainey Street up in the first place if it had been due to the political connections I had because my closest political friend in that area is Diana Castaneda. She's opposed to it. I do feel that that site is a beautiful site, probably one of the sites in this country..the most beautiful site available for a convention center, or anything else for that matter. It does have enough space to grow and expand. It is close to Interstate 35 and that is a very important consideration because that's the way people come into Austin. It is close to many hotels and it is going to be less costly. It would have been as costly to purchase that ground. You can build 150,000 square feet of exhibition space on one floor there. You can put a convention center auditorium that seats 2,500 persons. You can put the banquet space of 50,000 square feet there. You can put all the amenities that our consultants have told us we need there. And it's very close to the 6th Street entertainment area. Unfortunately the Waller Street site was never analyzed by a consultant. I don't..frankly I don't know why it wasn't but it wasn't. And therefore it never got the kind of analysis that the other sites got but I think it is a very admirable site as well. I think the traffic in the neighborhood east of I35 can be..could have been completely solved and no import whatsoever simply either barriers up on the street, or making those streets one way. That is not an insurmountable problem whatsoever. I do place importance on the economic benefits and the jobs that are available to people in that neighborhood and then I'll say: I think the neighborhood is as divided on this issue as I've ever seen in a neighborhood divided on any issue that I have analyzed. We've read petitions with hundreds of names presented to us by both sides. So they, in my judgement, more-or-less cancelled each other out. And I

don't think there was a racist element in it. The names seemed to have been pretty much the same on those petitions on both sides. In fact the only suggestion of racism that I have ever heard concerning this whole issue was the one that was raised here today.

I think that there is a hot bed of political intrigue down there. There's no doubt about that.

..There are family feuds and old political alliances and bitterness from years past and all that stuff and we know all about it.

At any rate those things are all irrelevant to me and should be irrelevant to everyone when it comes to deciding where this thing is going to be.

Let me say though now that the bias seems to be cast on this issue, that regardless of any geographical area that is chosen, there are some things that are going to have to be absolutely essential. First of all, any specific site that is chosen for this convention center is going to have to meet the Skidmore, Owings and Merrill criteria for what we need in a convention center and I'm not going to budge on that. There's gonna have to be 150,000 square feet and it's gonna have to be on 1 floor for the exhibition hall. There's gonna have to be 50,000 square feet of banquet space and we're gonna have to follow those criteria that our consultants have recommended. They are the ones who analyzed this market and we're going to have a center regardless of where it is that does it right and nobody is going to cram a convention center on a little piece of land in order to satisfy some landowner as far as I'm concerned.

..Now we're going to also have to pay close attention to the Hotel and Motel Association and what they favor and the Texas Association of Association Executives and what they favor. They are the people who know what you need in a convention center because they are the ones who are in the business and any convention center is going to have to satisfy their needs as well and also once this site is selected it's going to have to be cost effective as compared to any other competitive site as far as I'm concerned.

Now..there are some things that concern me about the west site. And I want to say what they are right here on the record before this vote is taken so if there is anybody who wants to change their minds at this stage, can change them. First of all there is a traffic issue in this area. I think it's going to be a very, very difficult problem indeed to find a solution in this area that really does solve the traffic issue. Secondly, there is the space issue. I think it's going to be real hard to find a site that has the amount of space we need for expansion and the amount of space we need to put each one of these facilities that have been included in the criteria of Skidmore, Owings and Merrill. One thing that bothers me a great deal about the MOC site is South 1st Street traffic. If this convention center site does indeed bridge Lavaca and Guadalupe, you are bridging one of the most busy traffic arteries in Austin, particularly at 5:00

in the afternoon. And we're expanding the bridge so it can be even busier. Another thing that bothers me about it is that if we use this land for this in effect we have destroyed the utility of the Municipal Office Building site unless you want to create a parking garage so huge underground that it will cost many, many millions of dollars to build it. Another problem that I have with it, the western area, particularly the Shoal Creek area, are the negative comments that we have gotten from Skidmore, Owings and Merrill about that particular area. And in addition, I think, that particular site at the present time with the water treatment plant there and the electric plant there is just plain ugly.

#### Substitute Motion Tabled

The Council, on Councilmember Rose's motion, Mayor Pro Tem Trevino's second, tabled the substitute motion. (4-3 Vote, Councilmember Shipman, Mayor Cooksey and Councilmember Carl-Mitchell voted No.)

#### Friendly Amendment Offered and Accepted

Councilmember Carl-Mitchell offered a friendly amendment to add "Whereas the Civic Center of downtown Austin will be the first major investment of public funds downtown since Congress Avenue Improvements Program and whereas all that is downtown can and should benefit from the investment dollars by looking at the civic center as a piece of a larger revitalization of planning effort.

Councilmembers Rose and Humphrey accepted the friendly amendment.

#### Friendly Amendment Offered and Accepted

Councilmember Carl-Mitchell offered a friendly amendment to design the civic center in this area to preserve the MOC urban design criteria. The centrally located MOC fronting on a lakefront plaza with site lines which will preserve the prominence of the future MOC.

Councilmembers Rose and Humphrey accepted the friendly amendment.

#### Friendly Amendment Offerd and Accepted

Councilmemember Carl-Mitchell offered a friendly amendment that the City staff shall be instructed to present to Council within three weeks an RFP for urban design architectural, transportation and engineering services with input and review from the design committee of the local chapter of the AIA to insure the urban design and architectural goals in this resolution are clearly articulated.

Councilmembers Rose and Humphrey accepted the friendly amendment.

Motion - FAILED

Councilmember Carl-Mitchell made a motion, seconded by Mayor Cooksey that a referendum for approval be added to the motion. This failed by a vote of 3-4 with Councilmembers Urdy, Mayor Pro Tem Trevino, Councilmember Humphrey and Rose voting No.

Motion - Not Voted Upon

Councilmember Humphrey made a motion, seconded by Mayor Pro Tem Trevino that there be a goal of 15% minority participation in the construction of the Civic Center District.

After discussion, Council did not vote upon the motion, but agreed to set this figure as a goal.

Friendly Amendment Offered and Accepted

Councilmember Humphrey offered a friendly amendment that 1st Street, in front of the convention center in the area of the convention center, in no way, shape or form will be moved toward the lake.

Councilmember Rose accepted the friendly amendment.

Motion - Withdrawn

Councilmember Humphrey made a motion, seconded by Mayor Pro Tem Trevino and then withdrew the motion, concerning the MOC in which the City of Austin shall designate at least one city block of 73,000 square feet on First Street which is facing Town Lake, to be reserved as the Municipal Office Building site for municipal use.

Councilmember Rose said he did not think it would be a good idea to limit the architect and consulting firm they are going to hire. He said there will be ample opportunity to work with them as to how the convention center and MOC should go.

Roll Call on Main Motion

7-0 Vote

**PUBLIC HEARING**

Mayor Cooksey opened the public hearing set for 4:45 p.m. on Affordable Housing Subcommittee Report. The following people spoke: Jesse Aguilera, Fr. Artis, Ruth Benson, Diana Castaneda, Margaret Castilleja, Ron Davis, Niles DeGrate, Rev. A.R. Evans, Marcy Goodfleisch, Archie Gress, Rev. Griffin, Malcolm Greenstein, John Henneberger, Roy Kimble, Fr. Korcsmar, Enrique Lopez, Danita Nelson, Karen Poyp, James Pinedo, Jay Powell, Sabrina Renteria, Lori Renteria, Felix Rosales, Carl Siegenthaler, Glenora Solomon, Larry Swift, Marcia Van Wagner and Frank L. Wright.



Motion

The Council, on Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, closed the public hearing and agreed to set an election January 24, 1987 on the issue of affordable housing. (7-0 Vote) (Ordinance calling election will be on December 4, 1986 agenda.)

## RESOLUTIONS APPROVED

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Rose's second, adopted the following resolutions: (7-0 Vote)

Community Facilities Contract

Approved a Community Facilities Contract between the City of Austin and John Lloyd Development Company, for the purpose of constructing a regional detention pond in the Gilliland Creek Watershed. City's participation amount is \$619,102.50.

Easement Acquisition Agreement

Approved an Easement Acquisition Agreement between the City of Austin and the Royston Place Development, approximately 12.5 acres of property which will be used for the construction of a regional detention pond.

Detention Pond and Soccer Complex

Approved of a Management Agreement between Travis County and the City of Austin for the construction, operation and maintenance of a proposed regional detention pond and soccer complex.

## PUBLIC HEARING - ANNEXATION IN VICINITY OF MCKINNEY FALLS STATE PARK

Mayor Cooksey opened the public hearing on annexation of approximately 2,510 acres in the vicinity of McKinney Falls State Park for full purpose, Case No. C7a-86-011. No one appeared to be heard.

Motion

Councilmember Rose made a motion, seconded by Councilmember Shipman to annex an area in the vicinity of McKinney Falls State Park for full purpose annexation, deleting areas 2,3 and 4; and close the public hearing. Motion passed by a 4-0 Vote with Mayor Pro Tem Trevino, Councilmember Humphrey and Urdy out of the room.

## PUBLIC HEARING - TEMPORARY CONSTRUCTION EASEMENT

Mayor Cooksey opened the public hearing set for 3:30 p.m. on dedication of 781 square foot permanent sanitary sewer easement and

a 29,380 square foot temporary construction easement across a portion of West Bouldin Creek Greenbelt.

After it had been determined that all prudent work had been done to prevent damage to the area and that there was no feasible alternative, the following motion was made:

Motion

The Council, on Councilmember Rose's motion, Councilmember Shipman's second, closed the public hearing, waived the requirement for three readings and finally passed an ordinance dedicating 781 square feet of permanent sanitary sewer easement and a 29,380 square foot temporary construction easement across a portion of West Bouldin Creek Greenbelt. (5-0 Vote, Councilmembers Humphrey and Urdy were out of the room.)

PUBLIC HEARING - APPEAL FROM RAE DELL NEIGHBORHOOD

Mayor Cooksey opened the public hearing on an appeal from Rae Dell Neighborhood of the Planning Commission's decision regarding a Comprehensive Watersheds Ordinance waiver for Elm Forest Subdivision. C8-85-171.

Adrian Freund, Manager, Environmental Services, told Council: "This is an appeal of variances granted to the Comprehensive Watershed Ordinance by the Planning Commission for a 1.3 acre single family subdivision with a total of five lots located on Rae Dell Avenue in the Barton Hills area. It is in the water supply suburban class 1 category in the Comprehensive Watershed Ordinance. The requested variances for this property from the Comprehensive Watershed Ordinance included that impervious cover exceeded the 30% allowed under ordinance, and, secondly, that filtration of the run-off from all impervious surfaces is required under the ordinance and the applicant sought a variance from that standard. The staff position on these variances is that they represented a minimum departure from the ordinance. The impervious cover on a net site area basis is 49%, however, this particular subdivision has a very large cul-de-sac which represents a large portion of the total area of the subdivision which tends to make those impervious cover figures look relatively higher than they would otherwise in the case of the larger tract. The impervious cover on the gross side area is about 37%. The cul-de-sac, if removed, has the impact of dropping the impervious cover on this subdivision to 22%. Impervious cover in this area is relatively equal to that of other surrounding properties and areas. This is in a transitional area between "SF" and "MF" zoning and is an area relatively fully built out and is continuing to build out. This tract represents approximately 1% of the total drainage area collected by the storm sewer basin that drains this area and therefore, the staff supported the variance from the filtration requirement indicating that these five lots and their associated impervious cover would have a relatively small beneficial impact on water quality if

the filtration was provided. The Manager's recommendation is to deny the appeal and to grant the requested variances."

The following people spoke: Sam Gammon, against; Susie Miller, for appeal; Stephen Bruton, for appeal; Ann Bruton, for appeal; Terry Irion, against appeal; Steve Weichert, for; and Jane Anderson, for.

#### Motion

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, voted to institute zoning rollback to "SF-2". (5-0 Vote, Councilmember Urdy and Mayor Pro Tem Trevino out of the room.)

#### Motion

The Council, on Councilmember Humphrey's motion, Mayor Cooksey's second, closed the public hearing and upheld the appeal from the Rae Dell Neighborhood of the Planning Commission's decision regarding a Comprehensive Watersheds Ordinance waiver for Elm Forest Subdivision. C8-85-171. (4-3 Vote, Mayor Pro Tem Trevino, Councilmember Shipman and Urdy voted No.)

### PUBLIC HEARING - APPEAL REGARDING NELMS-BRADSHAW COMMERCIAL TRACT

Mayor Cooksey opened the public hearing set for 5:00 p.m. on an appeal from Mr. Tony Bokich of the Planning Commission's decision regarding the Nelms-Bradshaw Commercial Tract. R286-049

George Aremus, OLDS, told Council the site is located at 8310-8320 Highway 71 West known as the Nelms-Bradshaw Commercial Tract. He said the City Code requires automatic denial of an application if the applicant proposes construction of buildings or parking areas within the 100 year flood plain. The subject tract is one acre in size and located approximately one mile west of the "Y" at the intersection with Fletcher Lane. The applicant proposes an 1875 square foot building with nine parking spaces and a drive-through to Fletcher Lane. Total impervious cover on the site will be about 11,900 square feet, accounting for 26% of the total site area. ....The existing tract is located within the 100 year flood plain due to two creeks on the north side of the tract where there is a minor waterway and on the south side of the tract the site is inundated due to Williamson Creek flood plain approximately 500' on the other side of Highway 71. The applicant proposes some fill on the site in order to reclaim some of the property for his building area and after the completion of the

project the maximum fill will be minimal and the flood plain elevation will vary from 9" in the parking area to a maximum of 2' in the driveway. The applicant's engineer says the development should be allowed in the flood plain (1) The single proposed structure has a smaller foundation than the two existing structures; (2) The computer analysis indicates the proposed facilities will not cause any additional adverse effect of properties in terms of flooding; (3) The finished floor elevation of the building will be one foot above the 100 year elevation for the flood plain; (4) The velocity of the flow in this area is very slow, approximately 1' per second, which is indicative of a flat overbank area. Staff does not oppose this appeal and requests the Council to uphold the appeal.

Jim Scaief of Murfee Engineering, and Terry Irion, representing Nelms/Bradshaw, both spoke in favor of the appeal. No one else spoke.

#### Motion

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, closed the public hearing and upheld the appeal from Mr. Tony Bokich of the Planning Commission's decision regarding the Nelms-Bradshaw Commercial Tract. RZ86-049. (5-0 Vote, Councilmembers Humphrey and Urdy out of the room.)

#### HEARING POSTPONED

Postponed until December 11, 1986 at 6:30 p.m. is the public hearing on the Building Inspection Department Internal Audit.

#### CONTRACTS FOR TOURISM AND CONVENTION PROMOTION

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, adopted a resolution to extend the contracts for tourism and convention promotion in the following manner: (7-0 Vote)

Up to 10% of FY 86-87 allocation to each minority chamber, ie, the Hispanic Chamber and The Capital City Chamber, pending review and approval of a workplan and release of RFP for the balance.

#### ZONING HEARING

Mayor Cooksey announced Council would hear the zoning case scheduled for 4:00 p.m. Council heard, closed the public hearing, and passed through FIRST READING of a zoning ordinance with the following changes:

(1) -86 GEORGE S. NALLE  
161 III  
By Armbrust &  
Brown

2625-2701 Bee Cave  
Road, 1066-1900  
MoPac Boulevard,  
1000-1900 Capital  
Parkway Boulevard

From "SF-3"  
To "GO", "LO", "LR"  
"SF-2" & "GR"  
RECOMMENDED "SF-2"  
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. Trs. 6,  
7, 8, and 11 subject  
to site plan approval.

.4 FAR ON FRONT TRACTS

FIRST READING

(On Councilmember Humphrey's motion, Councilmember Shipman's second,  
5-2 Vote, Mayor Pro Tem Trevino and Councilmember Rose voted No.)

Prior to the final vote, Councilmember Rose made a motion,  
seconded by Councilmember Urdy for .48 FAR. Motion failed by a vote  
of 3-4 with Councilmember Humphrey, Shipman, Mayor Cooksey and  
Carl-Mitchell voting No.

**LAFF STOP**

Council had before it a resolution to consider rescinding a  
condition of approval of a special permit for the Laff Stop, 8120  
Research Boulevard.

Motion

The Council, on Councilmember Shipman's motion, Councilmember  
Carl-Mitchell's second, removed the name Laff Stop. (7-0 Vote)

**REQUEST FOR WAIVER DENIED**

The Council, on Councilmember Shipman's motion, Councilmember  
Carl-Mitchell's second, DENIED approval of the following request for  
waiver from the provision of Ordinance No. 860717-A, the right-of-way  
dedication and reservation ordinance. (7-0 Vote)

a. Hamilton Palmer - U.S. 290 and Giles Road. (Staff  
recommends denial)

## GREATER AUSTIN-SAN ANTONIO CORRIDOR COUNCIL

Mayor Cooksey introduced an item to Council to consider additional funding for the Greater Austin-San Antonio Corridor Council. An ordinance will be included in the December 4, 1986 agenda to consider appropriating an additional \$20,000 for this purpose.

## CITY MANGER REPORTS

The City Manager report on Convention & Tourism Transition Plans was given. The report on Alcohol Sales in Public Parks was presented at the November 18, 1986 meeting.

## CITY WIDE SECTOR COUNCIL

An update report was given on City Wide Sector Council. Tim Mahoney and Veon McReynolds spoke.

## ITEMS POSTPONED

The following items set for action were postponed:

1. Building Standards Commission demolition order on the accessory structure located at 3515 Webberville Road. (Six month review in which improvements were to be made.)
2. Arts Funding Process

## SELECT COMMITTEE ON SERVICES AND SPENDING

The Council unanimously approved the following appointments for the Select Committee on Services and Spending.

Sue Edwards, Jeff Friedman, John Hall, Diane Harrison, Mike Levy, Geoffrey Kents, Art Navarro, David Sefton, Annette Lovey, Richard Phillips, Wendy Wepperman, Councilmembers Shipman, Rose, Humphrey and Carl-Mitchell.

## 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 action will be taken on any of the matters unless such item is specifically listed on the agenda:

- a. Pending Litigation - Section 2, Paragraph e
  - (1) STNP
- b. Land Acquisition - Section 2, Paragraph f
  - (1) Parkland Acquisition Program
  - (2) Sumiken Building
  - (3) MOC
- c. Personnel Matters - Section 2, Paragraph g.
  - (1) Personnel Policies

#### NO ACTION TAKEN ON ITEMS

No action was taken on consideration of an ordinance to consider amendment to the North Travis County M.U.D. #1,2 & 3 Consent Agreement.

No action was taken 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.

#### EXECUTIVE SESSION RECESS AND ADJOURNMENT

Council recessed for executive session at 12:15 a.m. and adjourned its meeting at 1:45 a.m., November 21, 1986.