

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

March 1, 1979

9:00 A.M.

Council Chambers  
301 West Second Street

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The meeting was called to order with Mayor McClellan presiding.

Roll Call:

Present: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem  
Goodman, Councilmembers Mullen, Snell, Trevino

Absent: Councilmember Himmelblau

The Invocation was given by Reverend John C. Towery, Congregational  
Church of Austin.

PUBLIC SCHOOL WEEK

Mayor McClellan read a proclamation designating the week of March 4-10, 1979 as Public School Week. MR. SAM WOODS and MR. FRANK EVANS, members of the Shrine Temple, were on hand to receive the proclamation. Accompanying them were a group of Rainbow Girls and their mothers, Mrs. Madison, Mrs. Bloomquist, and Mrs. Delda. Mr. Evans thanked the Council and the Mayor for the proclamation and explained the "Yes" buttons they were wearing meant "Yes, I believe in and support public education." The Rainbow girls pinned "Yes" buttons on the Councilmembers.

SIGHT CONSERVATION WEEK  
WHITE CANE DAYS

Sight Conservation Week and White Cane Days, will be observed the week of March 4-10, 1979, sponsored and supported by the Lions Clubs of the world. MR. JOHN CLARE, Austin White Cane Days Chairman, thanked the Mayor and Council for the proclamation. Accompanying him in the acceptance were Mark Anderson, District Governor of Lions District 2-53; Ray Steen, Director, Lions Eye Bank and Deputy District Governor; Fred Seals, Chairman Austin Lions Sight Conservation Committee; Bill Raschke, Past President, Lions Eye Bank; and several representatives of Austin Lions Clubs.

## KIDNEY MONTH

The month of March, 1979, has been designated as Kidney Month, according to a proclamation read by Mayor McClellan. MS. SHEILA YORKE, Coordinator of Kidney Foundation of Texas Volunteers, accepted the proclamation with her thanks.

## MINUTES APPROVED

Councilmember Snell moved that the Council approve the Minutes of the Meetings for February 15, 1979 and February 22, 1979; and Special Meeting of February 21, 1979. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem  
Goodman, Councilmembers Mullen, Snell, Trevino  
Noes: None  
Absent: Councilmember Himmelblau

## RELEASE OF EASEMENTS

Councilmember Mullen moved that the Council adopt a resolution authorizing release of the following easements:

Portions of two (2) Drainage and Public Utility Easements in Lot 31, Highland Hills, Section Three. (Requested by Mr. Roger James George, Jr., owner)

The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Mullen moved that the Council adopt a resolution authorizing release of the following easement:

A ten (10.00) foot Public Utility Easement located adjacent to the southwest property line of Lot 15, Block A, Vista West, Section One. (Requested by Mr. A. L. Miller, owner)

The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

#### PAN-AMERICAN GOLF ASSOCIATION TOURNAMENT

Councilmember Mullen moved that the Council adopt a resolution to authorize the Pan-American Golf Association to use the City of Austin's three eighteen hole golf courses for its 1980 National Tournament and Convention. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Snell asked how long the courses will be used. Mr. Ehrler, Director of Parks and Recreation, surmised three days. Mayor McClellan suggested advertising be done for the tournament well in advance so that all regular players will know the courses will be closed for the tournament.

#### CHANGE ORDER - FAYETTE

Councilmember Mullen moved that the Council adopt a resolution authorizing a Change Order in the amount of \$16,654.00 to Power Constructors, Inc., for 345 KV Transmission Line, Fayette Power Project to Austrop Substations. (CAPITAL IMPROVEMENTS No. 77/15-03) The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

#### CONTRACTS APPROVED

Councilmember Mullen moved that the Council adopt a resolution to approve the following contract:

INTERNATIONAL PAPER COMPANY  
4140 S.W. Freeway  
Houston, Texas

- Wood Electric Utility Poles,  
Electric Utility Department  
Two-Year Supply Agreement  
Items 1 through 15 - \$525,939.95

The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Mullen moved that the Council adopt a resolution to approve the following contract:

POOL & ROGERS PAVING COMPANY, INC. 10731 Manchaca Road Austin, Texas	- CAPITAL IMPROVEMENTS PROGRAM - Givens Park Parking Lot Improvements \$52,500.45 C.I.P. No. 73/86-13
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The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Cooke asked when the Givens Recreation Center will open. Mr. Davidson, City Manager, answered, "We are now working with some of the staff to get a listing of several of these facilities that are about to open and I'll be transmitting something on that to the Council by Monday."

Councilmember Mullen moved that the Council adopt a resolution to approve the following contract:

ROBERT C. GRAY CONSTRUCTION COMPANY 2007 Rutland Drive Austin, Texas	- CAPITAL IMPROVEMENTS PROGRAM - Street and Drainage Improvements Community Development District No. 12 H.C.D. - \$507,377.00 C.I.P. No. 76/62-15
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The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Mullen moved that the Council adopt a resolution to approve the following contract:

ROBERT C. GRAY CONSTRUCTION COMPANY 2007 Rutland Drive Austin, Texas	- CAPITAL IMPROVEMENTS PROGRAM - Seaholm Power Plant Entrance Road and Service Area Improvements - \$61,401.98 C.I.P. Nos. 76/76-01 and 77/77-02
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The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Mullen moved that the Council adopt a resolution to approve the following contract:

GOLDTHWAITES OF TEXAS	- Riding Rotary Mower, Parks and
10751 Sentinel	Recreation Department.
San Antonio, Texas	Item 1-3 - \$43,167.00

The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

Councilmember Mullen moved that the Council adopt a resolution to approve the following contract:

STIEFER PAINTING & CONTRACTING	- CAPITAL IMPROVEMENTS PROGRAM -
COMPANY, INC.	Doris Miller Auditorium Restroom
901 Wagon Trail	and other Improvement Alterations
Austin, Texas	\$34,496.00

The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

#### TENNIS CENTER FACILITY PROFESSIONAL SERVICES

The Council had before it consideration of selection of Professional Architectural/Engineering Services for a 16-court Tennis Center Facility, CIP No. 77/86-12.

Mayor McClellan requested that the item be pulled until it could be reviewed by the Tennis Advisory Committee. Councilmember Mullen stated that this was a diversion from what is usually done.

In response to Councilman Cooke's question, City Manager Davidson said that bonds were not sold until the money actually was needed. A final cost estimate would not be available until the consultant had done the design work.

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He also pointed out that after selection of a consultant on a project, the normal procedure was to insist that the consultant and the sponsoring department work with whatever groups were interested in the facility. It would be a departure from the usual procedure to consult with voluntary organizations which were not official committees of the Council prior to recommending a consultant on a project.

Mayor Pro Tem Goodman felt that South Austin should be given prime consideration for location of the tennis center.

After further discussion among the Council regarding whether the request was a departure from normal procedure, the following motion was made:

Councilmember Mullen moved that the Council pull the item until the Tennis Advisory Committee has reviewed it. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan

Noes: None

Absent: Councilmember Himmelblau

Mayor Pro Tem Goodman requested from Mr. Ehrler a list of the proposed sites under consideration for the tennis center.

In response to Councilmember Mullen's question, Mayor McClellan stated that she wanted the Tennis Advisory Committee to be able to address the questions with the staff of the Parks Department to the Parks Board and how they were requesting the consultant, what the consultant's duties would be and any comments on existing tennis centers within the City. The Mayor was also hopeful that there would be significant private money combined with public dollars to build an even better center than public dollars could produce.

Councilmember Cooke asked for a report on:

1. How do we program architecture and engineering design as related to major projects.

and quarterly reports on:

2. Tentative bond sales.
3. Tentative construction plans.

## WASTEWATER APPROACH MAIN

Councilmember Mullen moved that the Council adopt a resolution to approve the following wastewater approach main:

CREEKSIDE PROPERTIES, INC.      - Construction of an 8" wastewater approach main to serve Yarrabee Bend, Section 4. (No cost to city)

The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan

Noes: None

Absent: Councilmember Himmelblau

## CDBG FUNDS REPROGRAMMED

Councilmember Mullen moved that the Council adopt a resolution to reprogram Community Development Block Grant Funds. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan

Noes: None

Absent: Councilmember Himmelblau

## PUBLIC HEARING SET - TAXICAB FRANCHISE REVIEW

Councilmember Mullen moved that the Council set a public hearing for April 19, 1979, at 7:00 p.m., to review applications for five-year taxicab franchise ordinance. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan

Noes: None

Absent: Councilmember Himmelblau

## DISCUSSION OF RAPE FILM POSTPONED

Councilmember Mullen moved that the Council postpone until March 8, 1979, consideration of adopting a resolution to fund the production of the rape prevention film, "Not Only Strangers."

## AUSTIN/TRAVIS COUNTY HEALTH DIRECTOR

Councilmember Mullen moved that the Council adopt a resolution to contract for assistance in recruitment of an Austin/Travis County Health Director. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau

## PAVING ASSESSMENT PUBLIC HEARING SET

Mayor McClellan introduced the following ordinance:

AN ORDINANCE APPROVING AND ADOPTING THE WRITTEN STATEMENT AND REPORT OF THE DIRECTOR OF PUBLIC WORKS, SHOWING THE ESTIMATES OF THE TOTAL COSTS OF ALL THE IMPROVEMENTS, THE ESTIMATES OF THE COSTS PER FRONT FOOT PROPOSED TO BE ASSESSED AGAINST THE ABUTTING PROPERTY, AND THE REAL AND TRUE OWNERS THEREOF, AND THE ESTIMATES OF VARIOUS OTHER COSTS FOR THE IMPROVING OF PORTIONS OF SUNDRY STREETS IN THE CITY OF AUSTIN, TEXAS, WITHIN THE LIMITS HEREINBELOW DESCRIBED, AND OF OTHER MATTERS RELATING THERETO; DETERMINING AND FIXING THE PORTION OF SAID COSTS AND THE RATE THEREOF PROPOSED TO BE ASSESSED AGAINST AND PAID BY THE ABUTTING PROPERTY, AND THE REAL AND TRUE OWNERS THEREOF; DETERMINING THE NECESSITY OF LEVYING AN ASSESSMENT AGAINST SAID ABUTTING PROPERTY, AND THE REAL AND TRUE OWNERS THEREOF FOR THE PORTION OF SAID COSTS APPORTIONED TO THEM; ORDERING AND SETTING A HEARING AT 10:00 O'CLOCK A.M. ON THE 26TH DAY OF APRIL, 1979, IN THE CITY OF AUSTIN MUNICIPAL ANNEX, AS THE TIME AND PLACE FOR THE HEARING OF THE REAL AND TRUE OWNERS OF SAID ABUTTING PROPERTY AND ALL OTHERS INTERESTED IN SAID ABUTTING PROPERTY OR IN ANY OF THE PROCEEDINGS AND CONTRACT CONCERNING SAID ASSESSMENTS, PROCEEDINGS AND IMPROVEMENTS; DIRECTING THE CITY MANAGER OF THE CITY OF AUSTIN, TEXAS, TO GIVE NOTICE OF SAID HEARING AS REQUIRED BY THE LAWS OF THE STATE OF TEXAS AND THE CHARTER OF THE CITY OF AUSTIN; DECLARING AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE. (Beaver Street and sundry other streets, CIP 75/62-01)

Councilmember Mullen moved that the Council waive the requirement for three readings, declare an emergency and finally pass the ordinance, effective immediately. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan, Councilmember Cooke  
Noes: None  
Absent: Councilmember Himmelblau

The Mayor announced that the ordinance had been finally passed.



## BOARDS AND COMMISSIONS

Mayor McClellan announced the following appointments will be made to Boards and Commissions on March 8, 1979:

Wrecker Standards Commission - 2  
On-Going of Goals Committee - 3  
Dental Health Advisory Committee - 9  
Library Commission - 7  
Elisabet Ney Museum - 7  
Commission on the Status of Women - 1  
Building Standards Commission - 1  
Citizens' Board of Natural Resources and Environmental Quality - 1  
Community Development Commission - 3  
Energy Conservation Commission - 1

The following appointments will be made April 5, 1979:

Commission on the Status of Women - 1  
Hospital Board - 1

## ANNEXATION PUBLIC HEARING

Mayor McClellan opened the public hearing scheduled for 9:30 a.m. to consider annexation of and directing the administration to institute annexation proceedings to annex the following:

35.71 acres of land out of the Millwood Subdivision called Millwood Section 5, as requested by owner, Bill Milburn and by the City of Austin.

The Mayor said that City services are available, and it is all right fiscally. Mr. Lillie, Director of Planning, stated that this is all in order. No one appeared to be heard.

Motion

Mayor Pro Tem Goodman moved that the Council close the public hearing and institute the annexation proceedings to annex the following:

35.71 acres of land out of the Millwood Subdivision called Millwood Section 5, as requested by owner, Bill Milburn and by the City of Austin.

The motion, seconded by Councilmember Mullen, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Mayor McClellan, Councilmember  
Cooke, Mayor Pro Tem Goodman  
Noes: None  
Abstain: Councilmember Trevino  
Absent: Councilmember Himmelblau

## ZONING HEARINGS

Mayor McClellan announced Council would hear zoning cases scheduled for 10:00 a.m. at this time. Pursuant to published notice thereof, the following zoning cases were publicly heard:

CITY OF AUSTIN	6309-6307 Mesa Drive	From Interim "AA" Residence
PLANNING	bounded generally to the	1st Height and Area
DEPARTMENT	rear of Mesa Drive on the	To "AA" Residence
C14-78-241	west, rear of Sierra Drive	1st Height and Area
	to the north, rear of	RECOMMENDED by the Planning
	Mountain Climb Drive to	Commission
	the east	

Councilmember Mullen moved that the Council grant "AA" Residence, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "AA" Residence, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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CITY OF AUSTIN	Generally bounded to the	From Interim "AA" Residence
PLANNING	west by Parkfield Drive,	1st Height and Area
DEPARTMENT	rear of Helen Drive to the	To "AA" Residence
C14-78-243	east, to the north by rear	1st Height and Area
	of Doonesbury Drive and	RECOMMENDED by the Planning
	Carshalton Drive, and to	Commission
	the south generally by	
	rear of Parkfield Drive	

Councilmember Mullen moved that the Council grant "AA" Residence, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "AA" Residence, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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CITY OF AUSTIN  
PLANNING  
DEPARTMENT  
C14-78-244

Bounded generally by the  
rear of Honey Tree Lane  
to the south by Eanes  
Circle, to the east by  
Eanes Circle Road and  
Wilderness Drive and to  
the west by 1343-1017  
Walsh Tarleton Drive

From Interim "AA" Residence  
1st Height and Area  
To "AA" Residence  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Councilmember Mullen moved that the Council grant "AA" Residence, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "AA" Residence, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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CITY OF AUSTIN  
PLANNING  
DEPARTMENT  
C14-78-245

Located west of the  
present end of Far West  
Boulevard

From Interim "AA" Residence  
1st Height and Area  
To "A" Residence  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Councilmember Mullen moved that the Council grant "A" Residence, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "A" Residence, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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NASH PHILLIPS &  
CLYDE COPUS  
By Robert Davis  
C14-79-006

Between 8613-8625  
Research Boulevard  
(Tract 1) between 8551-  
8567 Research Boulevard  
(Tract 2)

From Interim "A" Residence  
1st Height and Area  
To "GR" General Retail  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Councilmember Mullen moved that the Council grant "GR General Retail, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "GR" General Retail, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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RICHARD G.  
BERMAN  
By Terry Sasser  
C14-79-008

12707 Research  
Boulevard

From Interim "A" Residence  
1st Height and Area  
To "GR" General Retail  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Councilmember Mullen moved that the Council grant "GR" General Retail, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "GR" General Retail, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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SOUTHWESTERN BELL  
TELEPHONE COMPANY  
C14-79-016

650 Bastrop Highway

From Interim "A" Residence  
1st Height and Area  
To "C" Commercial  
1st Height and Area  
RECOMMENDED (as amended) by  
the Planning Commission

Councilmember Mullen moved that the Council grant "C" Commercial, 1st Height and Area (as amended), as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "C" Commercial, 1st Height and Area District (as amended), and the City Attorney was instructed to draw the necessary ordinance to cover.

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WAYNE RUTLAND  
By Sue Sanders  
C14-78-125

10805 Jollyville Road

From Interim "AA" Residence  
1st Height and Area  
To "C" Commercial and  
"O" Office  
1st Height and Area  
RECOMMENDED (as amended) by  
the Planning Commission

Councilmember Mullen moved that the Council grant "C" Commercial and "O" Office, 1st Height and Area District, (as amended), as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "C" Commercial and "O" Office, 1st Height and Area District, as amended, and the City Attorney was instructed to draw the necessary ordinance to cover.

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MR. AND MRS. C. R.  
AKIN  
By Tom Curtis  
C14-79-013

10830-10926 U. S. 183  
4901-4905 Hamilton Lane

From Interim "AA" Residence  
1st Height and Area  
To "GR" General Retail  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Councilmember Mullen moved that the Council grant "GR" General Retail, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Cooke, Mayor Pro  
Tem Goodman  
Noes: None  
Absent: Councilmember Himmelblau  
Not in Council Chamber when roll was called: Mayor McClellan

The Mayor Pro Tem announced that the change had been granted to "GR" General Retail, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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NORTHWOOD DEVELOP- MENT CORPORATION By Phil Mockford C14-78-147	3100-3616 Oak Creek Drive, also bounded by Farm Road 1423	From Interim "AA" Residence 1st Height and Area To "A" Residence and "GR" General Retail 1st Height and Area RECOMMENDED by the Planning Commission
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Motion

Councilmember Mullen moved that the Council postpone zoning decision on Tract 1 until May 17, 1979, at 8:00 p.m.; Northwood Neighborhood Association President or his representative to be notified. The motion was seconded by Councilmember Trevino.

Mr. Lillie reviewed the application by use of slides. MR. PHIL MOCKFORD representing the applicant, said his client proposed to divide Tract 2 into 30 duplex lots. Tract 2 is 8.6 acres. He said they do not plan development of Tract 1 until the sewer is in and terrain problems can be solved, but the developer will utilize the land as he feels is proper, as well as the staff and Planning Commission, but at the same time to not have an unattractive development to the entrance of the subdivision.

MR. BOBBY TAYLOR, a resident and member of Northwood Homeowners Association, appeared before Council as the association's spokesperson. He reviewed the present neighborhood as one-family homes and said they objected to duplexes and general retail zoning as the entrance to their neighborhood. He presented a petition to Council with 87 signatures, representing all of the homeowners in the area.

MR. BOB L. THOMAS, 3501 Del Robles, appeared before Council to recommend postponement of granting of zoning until Nash Phillips-Copus goes on record regarding their promises of fences and buffering. Also, he questioned the granting of zoning requests by Council when they do not know what use the land will be put to. Mayor Pro Tem Goodman informed him that in many instances Council grants zoning when they do not know what will be built on the land. Mr. Mockford stated that NPC has told the residents of the neighborhood that they will build fences and provide buffering as construction proceeds. He said the fence would be a 6-foot privacy fence.

MR. GORDON DAVIS, Development Manager for Nash Phillips-Copus, appeared before Council, and said they have modified their original plans for plotting of lots after conversation with individual homeowners. He discussed meetings and relationship with the neighborhood association, as well as their plans for duplex units.

Councilmember Cooke asked recommendation on what density should be on duplex lots. Mr. Lillie recommended 3 to 3-1/2 units per acre.

Mr. Bob Thomas returned to state, "I have no problems. Mr. Davis and I agreed that night at the meeting. All I want to do, Mr. Davis, is make this of record because I do know that land is subject to sale and NPC might have to sell it some day and our agreement with this Council won't mean a thing to the new owner. Can that be put as part of the zoning record..the fence along that property?" Councilmember Mullen said he thought everyone would agree to it.

BETH (did not state last name) addressed Council by asking, "They say they are going to develop this plot of land in front. How do we know that they won't build homes behind and leave it undeveloped and then when they sell all the homes come back and build duplexes any way they want and leave... ..we are their buffer zone between duplexes and their houses." Mr. Lillie responded by saying, "Before the duplexes could be built, a subdivision would have to be filed. Property owners with land adjacent or abutting the land would receive notices, the Planning Commission would hold a public hearing and residents would have the opportunity to comment before the plat is approved." Mr. Bobby Taylor returned to say one of their major concerns is the density issue."

#### Motion

Councilmember Mullen moved that the Council grant "A" Residence, 1st Height and Area District on Tract 2 with a limit of 6 units per acre (2 duplex equals 6 units per acre); 6-foot privacy fence on north before construction starts in easterly direction; 8 lots on Trailwood: Tract 1 was postponed. The motion was seconded by Mayor Pro Tem Goodman.

Mr. Mockford said the 8 lots are agreeable to NPC. They are in a strip which is not included in the zoning application, but will restrict it to 8 lots. Mayor Pro Tem Goodman said NPC has been more than fair.

#### Roll Call on Motion

Ayes: Councilmember Trevino, Mayor McClellan, Councilmember Cooke,  
Mayor Pro Tem Goodman, Councilmembers Mullen, Snell

Noes: None

Absent: Councilmember Himmelblau

#### Motion

Councilmember Mullen moved that the Council postpone decision on zoning for Tract 1 until May 17, 1979, at 8:00 p.m., when a clearer explanation of what will be done can be made. The motion was seconded by Councilmember Trevino.

Friendly Amendment

Councilmember Cooke offered a friendly amendment to notify the President of the Northwood Homeowners Association or his representative. Councilmember Mullen and Mayor Pro Tem Goodman accepted his friendly amendment.

Roll Call on Motion with Friendly Amendment

Ayes: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino

Noes: None

Absent: Councilmember Himmelblau

The Mayor announced that the change had been granted to "A" Residence, 1st Height and Area District on Tract 2; 8 lots on Trailwood: Tract 1 was postponed, subject to conditions, and the City Attorney was instructed to draw the necessary ordinance to cover.

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JAGGER ASSOCIATES, 2527-2501 Wallingwood  
INC. Drive  
By Ron Spencer 1209-1101 Spyglass Drive  
C14-79-003

From Interim "AA" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
RECOMMENDED with a maximum  
density of 15 units to the  
area

Councilmember Mullen moved that the Council grant "O" Office, 1st Height and Area District, subject to conditions, as recommended by the Planning Commission. The motion, seconded by Councilmember Trevino, carried by the following vote:

Ayes: Mayor Pro Tem Goodman, Councilmembers Mullen, Snell, Trevino, Mayor McClellan

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Councilmember Cooke

The Mayor announced that the change had been granted to "O" Office, 1st Height and Area District, subject to conditions, and the City Attorney was instructed to draw the necessary ordinance to cover.

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THE WESLEYAN  
CHURCH  
By Gary J. Sawyer  
C14-79-012

6012-6106 South First

From "A" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
RECOMMENDED by the Planning  
Commission with special permit  
as agreed by applicant.



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Councilmember Mullen moved that the Council grant "O" Office, 1st Height and Area District, subject to conditions, as recommended by the Planning Commission. The motion, seconded by Councilmember Trevino, carried by the following vote:

Ayes: Mayor Pro Tem Goodman, Councilmembers Mullen, Snell,  
Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau  
Not in Council Chamber when roll was called: Councilmember Cooke

The Mayor announced that the change had been granted to "O" Office, 1st Height and Area District, subject to conditions, and the City Attorney was instructed to draw the necessary ordinance to cover.

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HOLT, FATTER, SCOTT, 1611 West Avenue,  
INC. also bounded by  
By Martin Bernard West 17th Street  
C14-79-014

From "A" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
RECOMMENDED by the Planning  
Commission with a restrictive  
covenant as agreed by the appli-  
cant that the structure will not  
be altered in any major way or  
destroyed.

Councilmember Mullen moved that the Council grant "O" Office, 1st Height and Area District, subject to conditions, as recommended by the Planning Commission. The motion, seconded by Councilmember Trevino, carried by the following vote:

Ayes: Mayor Pro Tem Goodman, Councilmembers Mullen, Snell,  
Trevino, Mayor McClellan  
Noes: None  
Absent: Councilmember Himmelblau  
Not in Council Chamber when roll was called: Councilmember Cooke

The Mayor announced that the change had been granted to "O" Office, 1st Height and Area District, subject to conditions, and the City Attorney was instructed to draw the necessary ordinance to cover.

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GAIL JOHNSON 13554-13562 Research  
By Gary Brown Boulevard  
C14-79-010

From Interim "AA" Residence  
1st Height and Area  
To "GR" General Retail  
1st Height and Area  
NOT Recommended

RECOMMENDED by the Planning Commission "GR" General  
Retail, 1st Height and Area, save and except 10  
feet along the westernmost boundary which should  
remain "A" Residence, 1st Height and Area.

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Mayor Pro Tem Goodman moved that the Council grant "GR" General Retail, 1st Height and Area District, save and except 10 feet along the westernmost boundary to remain "A" Residence, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Mayor Pro Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Councilmember Cooke

The Mayor announced that the change had been granted to "GR" General Retail, 1st Height and Area District, save and except 10 feet along the westernmost boundary which is to remain "A" Residence, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover as an emergency measure.

Mayor McClellan introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

LOTS 3-4, BLOCK B, SAVE AND EXCEPT THE WESTERNMOST 10 FEET WHICH IS HEREBY ZONED FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; ACRES WEST SUBDIVISION, LOCALLY KNOWN AS 13554-13562 RESEARCH BOULEVARD, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY. (Gail Johnson, C14-79-010)

Mayor Pro Tem Goodman moved that the Council waive the requirement for three readings, declare an emergency and finally pass the ordinance effective immediately. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Mayor Pro Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Councilmember Cooke

The Mayor announced that the ordinance had been finally passed AS AN EMERGENCY MEASURE.

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March 1, 1979

JOHN McPHAUL  
C14-78-231

7903-8003 Manassas Drive  
8008-7806 Manchaca Road

From Interim "A" Residence  
1st Height and Area  
To "A" Residence,  
"O" Office and  
"BB" Residence  
1st Height and Area  
(as amended and revised area)  
NOT Recommended

RECOMMENDED by the Planning  
Commission "AA" Residence, 1st Height and  
Area on the eight lots on Manassas (Tract  
1); "A" Residence, 1st Height and Area  
along the inner street (Tract 2); and "O"  
Office, 1st Height and Area on the  
remainder (Tract 3) with the density to be  
no greater than duplexes and no apartments  
allowed.

Mayor Pro Tem Goodman moved that the Council grant "AA" Residence, 1st Height and Area District on the 8 lots on Manassas (Tract 1); "A" Residence, 1st Height and Area along the inner street (Tract 2); and "O" Office, 1st Height and Area District on the remainder (Tract 3), subject to conditions, as recommended by the Planning Commission. The motion, seconded by Councilmember Snell, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Mayor Pro Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

Not in Council Chamber when roll was called: Councilmember Cooke

The Mayor announced that the change had been granted to "AA" Residence, 1st Height and Area District on the 8 lots on Manassas (Tract 1); "A" Residence, 1st Height and Area along the inner street (Tract 2); and "O" Office, 1st Height and Area District on the remainder (Tract 3), subject to conditions, and the City Attorney was instructed to draw the necessary ordinance to cover.

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Council recessed at 11:55 a.m. and resumed at 2:15 p.m. Councilmember Himmelblau was present during the afternoon session.

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March 1, 1979

HYDE PARK BAPTIST  
CHURCH  
C14-79-002

3901-3925 Speedway  
3900-3912 Avenue F  
and 3900-3912 Speedway

From "B" Residence  
1st Height and Area (Tract 1)  
"C" Commercial (Tract 2),  
"B" Residence (Tract 3)  
To "C" Commercial  
2nd Height and Area

RECOMMENDED by the Planning  
Commission as requested with the provision  
that a special permit be required and  
the portions be submitted concerning  
elevations of the building and staff  
recommendations as herein stated.

(This zoning case was heard in the afternoon recessed session.)

Mayor McClellan commented that the recommendation meets the concerns of the neighborhood and the church and is delighted to see this coming before Council.

MR. BILL GUY, representing Hyde Park Baptist Church, appeared before Council and explained the church needs a larger sanctuary. They also plan to build a parking garage across the street from the church which will require the 2nd Height and Area as the parking garage will go up and not out.

MR. JACK EVINS, President, Hyde Park Neighborhood Association, appeared to say his association reviewed the plans when presented by Mr. Guy and they passed a resolution in support of "up and not out," but they withheld support of the requested zoning change. They question how the zoning change would effect the neighborhood. He asked Council to help them in making certain the church and the neighborhood has a chance in the zoning.

MRS. DOROTHY RICHTER, resident of the area, said she wanted to see a review of the site plan stipulated. She also expressed concern that the parking garage would create a traffic problem. After more discussion the motion was made and roll call taken.

Mayor Pro Tem Goodman moved that the Council grant the requested zoning, ("C" Commercial, 2nd Height and Area District), except that a requirement be made for a site plan approval by the Planning Commission, and that the facade design be included for Planning Commission approval. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Councilmember Trevino, Mayor McClellan, Councilmember Cooke,  
Mayor Pro Tem Goodman, Councilmembers Himmelblau, Mullen, Snell  
Noes: None

The Mayor announced that the change had been granted to "C" Commercial, 2nd Height and Area District, except that a requirement be made for a site plan approval by the Planning Commission, and that the facade design be included for Planning Commission approval, and the City Attorney was instructed to draw the necessary ordinance to cover.

Councilmember Cooke stated that he hopes in regard to the church and the neighborhood that this is a new policy attitude that will deal with going up and not out.

Mayor Pro Tem Goodman commended both the neighborhood representatives and the church and hopes they continue to work closely together. He said they will pass on the suggestion made by Mrs. Richter for a traffic light at 40th and Speedway.

#### CLOCK IN COUNCIL CHAMBER

Mayor McClellan commented that she does not like the new clock in the Council Chamber because she cannot read the time due to shape and reflection. She requested the return of the clock that was previously used and asked that her request be noted in the record.

#### ZONING HEARINGS CONTINUED

EDWARD J. PETRUS,  
TRUSTEE  
By Tom Curtis  
C14-79-011

1012-1120 William  
Cannon Drive  
6702-6708 Emerald  
Forest Drive

From Interim "A" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
RECOMMENDED by the Planning  
Commission with a restrictive  
covenant

(Applicant requested emergency passage)  
(This zoning case was heard in the afternoon recessed session.)

Mr. Lillie reviewed the application by use of slides. He said the zoning ordinance permits medical/dental clinics in "A" Residence with a special permit on a site of five acres or more. In 1975 a special permit was approved by the Planning Commission for a clinic at this location. Later in 1975 there was a request for "O" Office on the site that would permit a pharmacy and that was granted by the Council for the small portion involved. In 1977 an application was filed to permit a free-standing sign for that pharmacy and Council granted "LR" Local Retail zoning for a sign at that location. The special permit is still in effect and the center third of the special permit has been built in accordance with the special permit provisions. This request is to zone this tract "O" Office and the primary reason is that this developed portion of the special permit, the owner wishes to sell. Because the ordinance does not permit these clinics in less than five acres, the zoning is required.

Councilmember Cooke said, "So there is an ordinance consideration here. I believe that was discussed at the Planning Commission. If it's less than five acres, it can't be a special permit and that's the problem here because you are going to have a division of property." Mr. Lillie said that is correct. Mr. Lillie continued, "The Commission was sympathetic in that even with multiple ownerships as long as they are tied together by the special permit that we end up with the same result, and that is a very valid statement and we agreed. We would be happy to work with Building Inspection and the Planning Commission to go through an ordinance check to see how that zoning ordinance could be amended to see if multiple ownership in a special permit, such as this, could be accomplished. Without such an amendment, however, granting "O" Office on this

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tract would be precedent to strip zoning and the strip development of William Cannon, which I think the staff, Commission's and Council's in the past have indicated interest in trying to discourage. Mr. Curtis has agreed that in the event an ordinance is amended that would permit multiple ownership within a special permit, that he would authorize a roll-back in zoning to "A" Residential which it currently is and we would assist in that. Our primary concern at this point is continuing to strip zone a major street like William Cannon which will lead to much the same kind of problem we have begun to experience on other major streets. If we can zone it and proceed to roll back, if we can amend the ordinance that is an option that is acceptable. .... We need to look at the ordinance to see if it can be adjusted so that multiple ownership of sites can be accomplished with a special permit. We can do that in several months and we will proceed to do that." Mayor Pro Tem Goodman asked if Council could approve the request before them with a roll-back provision so that after the roll-back has occurred, it would be what it is now. Mr. Lillie reiterated it would roll-back to "A" Residential with a special permit, which is what it is now.

MR. TOM CURTIS, representing the applicant, told Council he has requested this be passed on an emergency basis due to a pending real estate closing. He said he does not want to set an undesirable precedent, but pointed out that staff is in support of his zoning request.

MS. MARILYN SIMPSON, Vice-President, Whispering Oaks-Cherry Creek Neighborhood Association, appeared to oppose the zoning request. She cited cases of strip zoning which have occurred in other areas and wants it avoided on William Cannon. Ms. Simpson pointed out there is no major intersection in the area.

MRS. R. E. HUDSON appeared before Council. She said her land adjoins the pharmacy. She said she does not oppose doctors' offices in the neighborhood, but houses have been built across the street from her with their backs to her front yard. A drainage problem has developed which she said is washing her away and she feels that the more building there is the harder it will be for her property. She showed pictures of her "holding pond" to Mayor and Council.

Mayor McClellan told Mrs. Hudson she will have the City Manager look into this, and asked the City Manager to inform the Council concerning his findings.

MS. MARIE BUFFEY appeared and asked Council to consider the proposed zoning change very carefully.

#### Motion

Mayor Pro Tem Goodman moved that the Council grant "O" Office, 1st Height and Area District, as recommended by the Planning Commission, subject to roll-back to "A" when the zoning text has been amended. The motion was seconded by Councilmember Cooke.

Councilmember Cooke asked what the essence of the policy ordinance was when it was tied to five acres. (Medical offices allowed in "A" Residential if they are on a five-acre plot.)

Mr. Lillie answered this was "adopted in 1941 and that particular provision is probably pretty old. Changing economic conditions take place, as we are all aware and I think some of these provisions in the ordinance do need to be looked at to see if they are applicable. We will find, I am quite sure, that as long as acreage is tied together by a special permit it really doesn't matter how many owners there are. As long as that site plan has been approved by the Commission, building permits are issued on the basis of the site plan. We'd be happy to look at that." Councilmember Cooke said, "The reason I wanted your comments into the record is that there certainly could be the implication, and I don't think it's the intent of this Council, that when we run into a difficulty or a hardship or a unique case that we just go change the rules to meet our particular needs. This is something that was adopted in 1941 and as you say, when economic conditions were somewhat different than they are today."

#### Roll Call on Motion

Ayes: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Himmelblau, Mullen, Snell, Trevino

Noes: None

Councilmember Cooke commented at time of roll call, "Yes and this is not indicative of anything regarding precedent. I just want to go on record with that."

Mayor Pro Tem Goodman at time of roll call, "Yes, and I concur with Mr. Cooke's statement."

Mayor McClellan stated she wants an immediate report on Mrs. Hudson's situation.

The Mayor announced that the change had been granted to "O" Office, 1st Height and Area District, subject to conditions, and the City Attorney was instructed to draw the necessary ordinance to cover as an emergency measure.

#### Ordinance Passed - Emergency Basis

Mayor McClellan introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:  
LOT 1, CANNON PROFESSIONAL PARK, SAVE AND EXCEPT A 0.207 ACRE TRACT OF LAND, LOCALLY KNOWN AS 1012-1120 WILLIAM CANNON DRIVE AND 6702-6708 EMERALD FOREST DRIVE; FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY. (Edward J. Petrus, Trustee, C14-79-011)

Mayor Pro Tem Goodman moved that the Council waive the requirement for three readings, declare an emergency and finally pass the ordinance effective immediately. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem Goodman,  
Councilmembers Himmelblau, Mullen, Snell, Trevino  
Noes: None

The Mayor announced that the ordinance had been finally passed as an emergency measure.

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RADKEY HOUSE  
By Charles Betts  
C14h-79-001

3720 Jefferson

From "C" Commercial  
1st Height and Area  
To "C-H" Commercial-Historic  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Mayor Pro Tem Goodman moved that the Council accept the finding of fact, a, b, i, k, l, m, and grant the change to "C-H" Commercial-Historic, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem  
Goodman, Councilmembers Mullen, Snell, Trevino  
Noes: None  
Absent: Councilmember Himmelblau

The Mayor announced that the change had been granted to "C-H" Commercial-Historic, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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AYNESWORTH-WRIGHT 11689 U.S. 183  
HOUSE  
C14h-79-002

From "GR" General Retail  
1st Height and Area  
To "GR-H" General Retail-  
Historic  
1st Height and Area  
RECOMMENDED by the Planning  
Commission

Mayor Pro Tem Goodman moved that the Council accept the finding of fact, a, c, i, k, m and grant the change to "GR-H" General Retail-Historic, 1st Height and Area District, as recommended by the Planning Commission. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Mayor McClellan, Councilmember Cooke, Mayor Pro Tem  
Goodman, Councilmembers Mullen, Snell, Trevino  
Noes: None  
Absent: Councilmember Himmelblau

The Mayor announced that the change had been granted to "GR-H" General Retail-Historic, 1st Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

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March 1, 1979

RISHER-ROACH  
BUILDING  
By Britt Kennard  
C14h-78-045

509-513 East 6th Street

From "C-2" Commercial  
4th Height and Area  
To "C-2-H" Commercial-Historic  
4th Height and Area  
RECOMMENDED by the Planning  
Commission

(Presentation of case begun in morning and finished in the afternoon.)

Mr. Lillie reviewed the application by use of slides. MR. BLAKE ALEXANDER, member of the Historic Landmark Commission, appeared before Council representing the majority opinion of the Landmark Commission which voted against the recommendation of zoning "H" for this property. He stated their reasons why: "The architect for the owner of the property appeared before the Commission in September, 1977, because review permits of the National Register District require that they present their plans before us. The Commission approved the plans as they were adapted to the area. Apparently this building permit review was misconstrued to imply that a later request for Historic zoning would be favorably considered. The seven criteria which we feel the buildings do meet do not relate to the architectural or exterior features of the building, but only to historical association and are broad and general and could apply to most any structure on East 6th Street. The advantages of the tax reform act and investment credit for revitalization in older areas should be adequate incentives in those instances where true or period restoration cannot be accomplished. Mr. Kennard has accomplished a commendable re-building project within one of our National Register Districts but to award historic zoning for revitalization would dilute the intent of the historic zoning and allow anyone to remodel or rebuild a structure and then expect a historic zoning. We feel the buildings as you see them are new buildings, they are not old buildings and we feel it is not in the interest or sense of the ordinance to zone historic those buildings which are completely new as far as the facade is presented to the street. We feel that zoning buildings which have been completely re-built would be a weakening of the ordinance as we see it."

(Mayor McClellan announced that a telephone call had just been received from Councilmember Himmelblau, who requested a vote be held on this zoning until the afternoon. She is ill, but will attend the afternoon recessed session.)

#### Recessed Session

Councilmember Himmelblau stated, "I sort of feel opposed to zoning it 'H' Historic because of this (opinion of majority of Landmark Commission) and also because of the tax abatement. I have a feeling you could treat any building then in the Historic district this way and then you would have tax abatement."

MR. BRITT KENNARD appeared before Council and said that the Planning Department passed his buildings as "H" Historic. He discussed the ways he had restored the buildings to maintain the historic nature, and concluded that it is important for him to receive the tax abatement. Councilmember Himmelblau asked what the main difference is between this request and other requests for Historic zoning on East 6th Street. Ms. Betty Baker of the Planning Department said the others were not requested by the owner. Councilmember Mullen expressed his opinion that if Historic zoning were granted on these structures, it would set a precedence and open the door for all others who were looking for tax abatement.

Motion

Councilmember Mullen moved that the Council deny the request for Historic zoning. The motion was seconded by Councilmember Himmelblau.

Substitute Motion

Mayor Pro Tem Goodman moved that the Council accept the finding of fact, a, b, f, h, l, m, and grant "C-2-H" Commercial-Historic, 4th Height and Area District, as recommended by the Planning Commission. The motion was seconded by Councilmember Trevino.

There was discussion between Councilmember Mullen and Mayor Pro Tem Goodman concerning the recommendation of the Historic Landmark Commission as opposed to the Planning Commission. Councilmember Himmelblau stated, "The ordinance doesn't speak to the interior. You can do anything you want to the interior as long as you preserve the exterior."

Councilmember Mullen said, "One more time we're getting into this historical zoning on the basis if it's an old building, then it can be classified as historical and as a result get a tax break. I think we're moving down the wrong direction again. If the Historical Landmark Commission voted 5-4 not to do this, I certainly am concerned. If anybody in town is attempting to promote historical preservation, it is the Landmark Commission. That group will bend over much further to preserve than not to preserve." Mayor McClellan expressed her opinion that the work on the structures is commendable for what Council is trying to accomplish for downtown revitalization and the tax abatement would be well worth it.

Councilmember Mullen read into the record the following letter from the Historic Landmark Commission:

"As members of the Landmark Commission who voted in the minority on the subject structure, we would like to request that the Council consider the following facts in its determination of Historic zoning.

"In those instances where Historic zoning is requested by the owner, the Commission makes every effort to broadly apply the criteria. Also, we felt that since Mr. Kennard received approval for a Building Permit in September 1977, there may have been some misunderstanding on his part about this review, and the approval of the permit might have misled him to assume that Historic zoning would be automatic.

"The Risher-Roach Building meets seven of the criteria; however, these same seven criteria would probably apply to any structure on East 6th Street. We feel that Mr. Kennard has accomplished a very commendable remodeling project within one of our National Register Districts and to deny him a reduction in taxes seems inequitable. We feel we voted fairly in this case but are concerned about the limitless application of Historic zoning and would request that you give careful consideration to the majority vote of the Landmark Commission to deny the request for Historic zoning."

Roll Call on Substitute Motion

Ayes: Councilmembers Snell, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman  
Noes: Councilmembers Himmelblau, Mullen

The Mayor announced that the change had been granted to "C-2-H" Commercial-Historic, 4th Height and Area District, and the City Attorney was instructed to draw the necessary ordinance to cover.

At the time of roll call, Councilmember Cooke said, "What Ron is saying I think is true and I think we're painfully aware of the fact we do have 13 criteria as it deals with Historic zoning. And I think all of us, after dealing with Historic zoning for almost two years now are increasingly uncomfortable with the fact that we do have several broad categories and based on the direction of Councilmember Himmelblau based on a zoning case two or three months ago, I think it is time we do tighten up that criteria and I believe the Historic Landmark Commission is currently working on that. But currently we do have these 13 criteria, and that's what we're working with as an ordinance and that is what is coloring my vote today."

At the time of roll call, Councilmember Mullen stated, "A lot of good activity is going to take place on the lake here pretty soon with the Hyatt-Regency and maybe we should give them some tax abatement too because of the increase in activity. I vote no."

Mayor McClellan stated, "I think everybody is entitled to make their own judgment on their basis of fact, and I think the record will reflect that."

Zoning Applications Denied

LEONORA R. &  
ALONDREA  
KIRKPATRICK  
C14-78-209

4607 Ledesma Road

From "A" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
NOT Recommended (as amended)  
by the Planning Commission

Mayor Pro Tem Goodman moved that the Council uphold the recommendation of the Planning Commission, and deny the zoning change. The motion, seconded by Councilmember Trevino, carried by the following vote:

Ayes: Councilmembers Snell, Trevino, Mayor McClellan, Councilmember  
Cooke, Mayor Pro Tem Goodman, Councilmember Mullen  
Noes: None  
Absent: Councilmember Himmelblau

The Mayor announced that the zoning case had been denied.

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March 1, 1979

MARY E. BAYLESS  
C14-79-007

901-903 Taulbee Lane

From "B" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
NOT Recommended by the  
Planning Commission

Mayor Pro Tem Goodman moved that the Council uphold the recommendation of the Planning Commission and deny the zoning change. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Councilmember Trevino, Mayor McClellan, Councilmember Cooke,  
Mayor Pro Tem Goodman, Councilmembers Mullen, Snell

Noes: None

Absent: Councilmember Himmelblau

The Mayor announced that the zoning change had been denied.

Zoning Cases Withdrawn

BEN N. GARZA  
By Greater Austin  
Apartment Main-  
tenance  
C14-79-001

1707-1717 Unnamed  
Street

From "A" Residence  
1st Height and Area  
To "B" Residence  
1st Height and Area  
NOT Recommended by the Planning  
Commission

Councilmember Trevino moved that the Council WITHDRAW the zoning case. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

The Mayor announced that the zoning case had been WITHDRAWN.

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SHIRLEY  
SLAUGHTER  
By Don Bird  
C14-79-005

1608 West 34th Street  
also bounded by Glen-  
view Avenue and Jeff-  
erson Street

From "A" Residence  
1st Height and Area  
To "O" Office  
1st Height and Area  
NOT Recommended by the Planning  
Commission

Councilmember Treivno moved that the Council WITHDRAW the zoning case. The motion, seconded by Mayor Pro Tem Goodman, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Mullen, Snell, Trevino, Mayor McClellan

Noes: None

Absent: Councilmember Himmelblau

The Mayor announced that the zoning case had been WITHDRAWN.

Zoning Cases Postponed

D. Y. NICHOLS	1300 South Congress	From "C" Commercial
By Dan Stathos, Jr.	Avenue, also bounded by	2nd Height and Area
C14-79-009	James Street	To "C-1" Commercial
		2nd Height and Area
		NOT Recommended by the
		Planning Commission

Councilmember Trevino moved that the Council postpone the zoning case hearing until March 29, 1979, at 10:00 a.m. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman  
Noes: None  
Absent: Councilmember Himmelblau

The Mayor announced the zoning case had been POSTPONED.

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HURT HOUSE	2210 San Gabriel	From "B" Residence
By Roxanne		2nd Height and Area
Williams		To "B-H" Residence
C14h-78-039		2nd Height and Area
		RECOMMENDED by the Planning
		Commission

Councilmember Trevino moved that the Council postpone the zoning case hearing until April 26, 1979, at 10:00 a.m. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman  
Noes: None  
Absent: Councilmember Himmelblau

The Mayor announced that the zoning case had been POSTPONED.

Zoning Case Pulled

ALLEN R. RUNDELL	3901-3913 Steck Avenue	A residential Planned Unit
By Bill Carson	8001-8101 Kerith Dale	Development 90 units called
C14-78-005	4100-4124 Spicewood	"THE WOODLANDS"
	Springs Road	RECOMMENDED by the Planning
		Commission

Councilmember Trevino moved that the zoning case be pulled from the agenda. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Councilmembers Mullen, Snell, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman

Noes: None

Absent: Councilmember Himmelblau

The Mayor announced that the zoning case had been PULLED.

#### RECESS

Council recessed its meeting at 11:55 a.m. and resumed at 2:15 p.m.  
Councilmember Himmelblau was present during the afternoon session.

#### PARADE PERMIT

Councilmember Trevino moved that the Council approve the request for a Parade Permit from MR. ENRIQUE LOPEZ for Friends of the Texas Farm Workers, from 9:00 a.m. to 4:00 p.m., Saturday, March 10, 1979, beginning from U.S. 183 and Lamar Boulevard, south on Lamar Boulevard to Guadalupe, south on Guadalupe to 7th Street, east on 7th Street to Congress, north on Congress to Capitol grounds, from Capitol grounds to Waterloo Park. The motion, seconded by Mayor Pro Tem Goodman, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Himmelblau, Mullen, Snell, Trevino, Mayor McClellan

Noes: None

#### MOTOR BOAT USE ON TOWN LAKE

Councilmember Trevino moved that the Council grant permission to MR. JOHN ASHE CORRY, Austin Crew Team, to use a motor boat on Town Lake for practice and race March 11-26 between Wichita State Crew Team and Austin Crew Team. The motion, seconded by Mayor Pro Tem Goodman, carried by the following vote:

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers  
Himmelblau, Mullen, Snell, Trevino, Mayor McClellan

Noes: None

#### CAMP FIRE GIRLS' PICNIC

LISA McSHANE, representing the Balcones Council of Camp Fire Girls, appeared before the Council to invite the Mayor and Council to the Balcones Council's birthday celebration picnic, Saturday, March 17th at the Zilker Park Polo Grounds and to ask that the week of March 11-17 be named "Camp Fire Week" in Austin.

## SOUND ORDINANCE

MR. MARK KLEIMAN introduced Mr. Roland DeNoie who requested that the City's Legal Department draft an ordinance which would give the Council some options regarding the Sound Ordinance, particularly with regard to the waiver of time limitations. The Council directed the staff to bring back an ordinance to give the Council some options and to notify all interested parties.

## ZONING CASE POSTPONED

MR. JILES JACKSON appeared before the Council to request postponement for 90 days of Zoning Case No. C14-78-229. After a brief discussion, Mayor Pro Tem Goodman moved that the Council grant a POSTPONEMENT until May 24, 1979. The motion, seconded by Councilmember Mullen, carried by the following vote:

Ayes: Councilmembers Himmelblau, Mullen, Snell, Trevino, Mayor McClellan, Councilmember Cooke, Mayor Pro Tem Goodman  
Noes: None

## WRIGHT ROAD FARM FOR CHRONIC ALCOHOLICS

Councilmember Mullen introduced an item to Council requesting emergency funding for Wright Road Farm for the Chronic Alcoholics. He said the chronic drunks in Austin cost the City \$22,000 a year each to keep in jail. The alternative would be to send them to the Wright Road Farm to see if they can be rehabilitated. There are no promises, but Councilmember Mullen said it would be worth a try, and would be less expensive.

Motion

Councilmember Mullen moved that the Council appropriate \$12,000 for the Wright Road Farm Program until next budget time. The motion was seconded by Mayor Pro Tem Goodman.

Friendly Amendment

Mayor Pro Tem Goodman offered a friendly amendment for the City Manager to work out a contract for City to have specified number of spaces for referrals from City jail. The amendment was accepted by Councilmember Mullen.

Councilmember Himmelblau said she would support the program on a trial basis but wants to see figures later to ascertain the effectiveness of the program.

MR. DAN LOVE, Chairman of Advisory Group, Wright Road Farm, thanked the Council for their support and cooperation.

Roll Call on Motion with Friendly Amendment

Ayes: Councilmember Cooke, Mayor Pro Tem Goodman, Councilmembers Himmelblau, Mullen, Snell, Trevino, Mayor McClellan  
Noes: None

## SLUDGE HANDLING AND TREATMENT FACILITIES

Council had before it a resolution to consider approval of a supplemental agreement between the City of Austin and the Joint Venture Consultants (Black and Veatch and S. A. Garza Engineers, Inc.) to provide needed designs for the sludge handling and treatment facilities for Water and Wastewater Department at a cost of \$187,000. CAPITAL IMPROVEMENTS PROGRAM No. 73/59-01.

Mayor Pro Tem Goodman asked how long Council can be expected to approve supplements to an agreement made 8 years ago; and what a determining length of time might be. Mr. Davidson answered, "In the next couple of weeks we're going to send information to Council on this entire project and as you know, this is one of the most extensive projects that any department has ever undertaken. Except for the Electric Utility with its power production. I'd like Mr. Eldridge, Director of Construction Management, to explain the necessity for this recommendation. All of these are basically tied into the same project and it has taken years to totally design and construct. We hope this is the last such request."

Mr. Eldridge stated, "In answer to your question about how long. The time factor is really not so much a factor as the cohesiveness of the project. The same engineers have designed all of the works at Thayer and they have made one approach to the sludge treatment process but we find it too much of a problem from the standpoint of energy." Mr. Goodman asked, "Now we're going to rely upon them to develop modification?" Mr. Eldridge answered, "What was done before was what was common practice over the country. We find that other entities are doing this same thing; going back to the process we used to use years ago." Mayor Pro Tem Goodman said that then it is better to approve the supplement to this group because they know what is going on and it does not involve anything new or different. Mr. Eldridge agreed.

Motion

Mayor Pro Tem Goodman moved that the Council adopt a resolution approving a supplemental agreement between the City of Austin and the joint venture consultants (Black & Veatch and S. A. Garza Engineers, Inc.) to provide the needed designs for the sludge handling and treatment facilities for the Water and Wastewater Department at a cost of \$187,000. CAPITAL IMPROVEMENTS PROGRAM No. 73/59-01. The motion, seconded by Councilmember Cooke, carried by the following vote:

Ayes: Mayor Pro Tem Goodman, Councilmembers Himmelblau, Mullen,  
Mayor McClellan, Councilmember Cooke

Noes: None

Not in Council Chamber when roll was called: Councilmembers Snell,  
Trevino



## SOUTHERN UNION GAS COMPANY'S SERVICE RULES &amp; REGULATIONS

Council had before it a draft ordinance which incorporates three things in the Ordinance under consideration for adopting Southern Union Gas Company's Service Rules and Regulations. Mr. Albert De La Rosa, Assistant City Attorney, said these three things have been agreed upon by Southern Union and ACORN; and also includes the things voted upon by Council at the February 15 meeting requiring (1) Southern Union's customers bill of rights shall be mailed to all customers annually and in new customers' first bill; (2) bill of rights and turn-off door hangers will be in English and Spanish. Mr. De La Rosa said also included are all those existing sections of Southern Union Gas service regulations which were not proposed to be changed by either ACORN or Southern Union Gas. Also included in the draft ordinance are all the existing sections about which Southern Union Gas and ACORN disagree in order to maintain the status quo so a lack of service regulation will not exist.

Mayor Pro Tem Goodman pointed out that cost estimates which had been requested for various changes are as follows: banning gas cut-offs after 12 Noon on Friday, .04¢ to the customer annually; bi-lingual notification of customer's rights, 3-1/2¢ per year; bi-lingual bill, 6¢ per customer per year; changing of due date, \$2.00 per year per customer; deferred payment plan, \$1.60 plus per year per customer.

MR. BOB LACZKO, District Vice-President, Southern Union Gas Company, appeared and said it was his understanding before Council today is a set of service regulations where Southern Union and ACORN have met and agreed upon certain changes, and they have been incorporated. Where there is still a difference in opinion, the existing rules have been included; and two specific items have been changed re bill of rights mailing and English-Spanish printing of door-hangers and cut-off notices. He also reviewed costs as outlined in paragraph above by Mr. Goodman. He said provision of the bill of rights to each new customer would get expensive because some people move five times a year. Each move is counted as a new customer. He said it could be mailed annually at a minimal expense. He pointed out that City staff inadvertently left out Section 4.12 of their regulations. Mr. Lazcko said he has no problems with that which Council is proposing to do today and will be happy to address any particular item on March 19th at the public hearing.

STEVE GARDNER, Attorney for ACORN, objected to deletion of bill of rights sent to new customers because it may be several months before someone received same.

Motion

Mayor Pro Tem Goodman made a motion that the ordinance adopting Southern Union Gas Company's Service Rules and Regulations come back to Council on March 19 with (1) customer bill of rights to be sent with first bill and annually, (2) door hangers and termination notices shall be in English and Spanish, (3) no termination on Friday, (4) instruct Southern Union to proceed to achieve a bi-lingual bill. The motion, seconded by Councilmember Trevino, carried by the following vote:

Ayes: Councilmembers Mullen, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman

Noes: None

Not in Council Chamber when roll was called: Councilmembers  
Himmelblau, Snell

#### LAND USE ALONG U.S. HIGHWAY 183

Councilmember Cooke introduced to Council his concerns of land use, zoning activities, and sign policy along U.S. Highway 183 for consideration of interim resolutions. He reported as follows:

"I am increasingly disturbed at the mounting traffic fatalities and land use conditions along U. S. Highway 183:

1. We discussed setbacks and zoning policy along U. S. Highway 183 at length in August, 1977, but took no formal action.
2. During 1978, the fatality rate on U. S. Highway 183 between MoPac and FM 620 was 1.05/mile. This compares with .06/mile for the rest of 183. The monthly collision rate was 4.45 collisions/mile, as compared with 1.83 for the rest of 183.
3. During the last 20 months we have zoned a total of 452 acres along U. S. Highway 183, and 292 of those acres (over 60%) have been zoned "GR." Of this 292 acres, excluding parking and landscaping requirements, approximately 65 acres remain, which if built would represent 2.8 million square feet. This does not even include the proposed 1 million square feet regional shopping center planned for 183 and Loop 360, which is not actual frontage.

"As a result, I recommend that the City Council consider three actions:

1. A 60-day moratorium on zoning along U. S. Highway 183 while a policy is finalized. Currently, 31.6% of the frontage between MoPac and FM 620 is unzoned and undeveloped. This moratorium is not intended to include the four "GR" cases currently before us (totaling 5.48 acres) or to penalize the good faith efforts of citizens or representatives of property owners who have been proceeding with zoning requests and attempting to meet special requirements without knowledge of this pending interim resolution.
2. A zoning policy requiring buffering in anticipation that U. S. Highway 183 will be widened and upgraded.
3. An interim sign ordinance similar to that along the MoPac right-of-way. I believe this is consistent with the Council's desire to consider special sign policies along major corridors like MoPac, IH 35, and Loop 360, some of which have been discussed during the last 8 months.

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"It is alarming to me to stand back and see the amount of frontage and overall acreage zoned 'GR.' To place in perspective the 292 acres zoned 'GR' by this City Council, Northcross Mall is roughly 26 acres, the center at Spicewood Springs at 183 is 15 acres, and the Anderson Mill North shopping center is 16 acres. We can expect more zoning cases requesting 'GR' to come before us. Yet at this time roughly 67.3% of the frontage is still undeveloped.

"In addition, I am increasingly uncomfortable with the comments and recommendations we are presented which cite 'precedent' as a reason for continuing to strip zone this corridor 'GR.' The 'GR' situation has been compounded by the fact that the neighborhoods that exist in this area are just beginning to represent themselves before the Council.

"One of the considerations regarding this proposal has to be economics. This was a concern of mine during our discussion on buffering requirements on the zoning cases which were before us in August 1977. It was my contention that we should not place specific restrictions on a particular property owner if we were not going to make the same requirement of all. Despite the economic hardships in the short term, it is my believe that requirements consistently applied will not be unjust as related to the comprehensive land use planning for this important corridor.

"During a 60-day moratorium, staff should be directed to finalize policy guidelines regarding future zoning decisions along this corridor. Guidelines should take into account the following:

1. The amount of 'GR' zoning which is economically feasible in the area.
2. Potential alternative land uses which would be economically feasible.
3. Transportation safety implications of land uses.
4. Goals of the Austin Tomorrow program.
5. Problems of speculative intensive zoning adjacent to a planned residential area.
6. The desire to avoid creating 'another Burnet Road' or developing 'like Houston.'
7. The implications for urban planning for the next 20-50 years.

"At this point, I am inclined to favor a policy which would in effect halt 'GR' zoning along the corridor except in unusual cases.

"I ask the City Council to concur in these actions to halt the proliferation of 'GR' zoning and to allow time to finalize a sound, sensitive policy that has a comprehensive nature. The buffering and sign policies are recommended as an adjunct so that we will use our powers effectively along this corridor."

Motion

Councilmember Cooke moved that the Council bring back a resolution to Council March 8, 1979, citing a 60-day moratorium on zoning, and consideration of sign ordinances and buffering; and instruct City Manager and Planning Department to proceed with studies and report back to Council within that time. The motion was seconded by Mayor Pro Tem Goodman.

City Attorney Harris stated, "We're not going to exclude those zoning cases which the Council has already heard and granted. They may need to meet conditions so we're not excluding those." "As a point of clarification, Councilmember Cooke said, "there are about five cases that were heard anywhere from weeks to months ago that this Council or bodies deliberating the case put special conditions on the case. The applicants are still working out those conditions and I feel there is no way we can go back and grandfather. I do feel though we can put any potential zoning cases coming before us in the future, or after next Thursday, on notice that we are in this 60-day stand-in. .... I will clarify this for the record. The intent in the discussion today is that any cases that we have already acted on as of today will not be included in this. Those cases that were acted on and haven't been concluded because they are trying to meet special requirements placed on it by this body..we wouldn't be acting on any case filed tomorrow or this afternoon at five minutes to five... they would apply to this motion."

MR. GARY BROWN, real estate broker, told Council he is happy to see some effort will be taken in the 183 area. He asked what will happen in the 60-day period. Mr. Lillie, Planning Department, said that during the 60-day period, his department and other departments and the City Attorney's office will be formulating some alternatives for the Council to consider in future land use and transportation, driveways, signage, set-back and other kind of requirements they see will be happening to that highway in the future.

BILL COLE, representing property owners in the area, asked how the moratorium in zoning will effect traffic. Councilmember Cooke said he feels the only way to try to solve the situation is to stop activity on 183 for a reasonable period to try to solve the situation.

Roll Call on Motion

Ayes: Councilmembers Mullen, Trevino, Mayor McClellan,  
Councilmember Cooke, Mayor Pro Tem Goodman

Noes: None

Not in Council Chamber when roll was called: Councilmembers Snell,  
Himmelblau

RENEWABLE ENERGY RESOURCES COMMISSION

By unanimous consent, the revised proposal for a Renewable Energy Resources Commission, introduced by Councilmember Cooke and Mayor Pro Tem Goodman, will be brought back March 8, 1979.

## CONVENTION CENTER

Mayor McClellan introduced a resolution to Council to contract with The American City Corporation for the preparation of an economic development program and strategy for feasibility of development of a Convention Center for Austin.

Motion

Councilmember Cooke moved that the Council contract with American City Corporation for a feasibility study. The motion was seconded by Councilmember Mullen.

Mayor McClellan said, "I hope we can proceed long before October...I hope we will know something by early summer. I think October is too late because we want to try to have some impact on the size of the Hyatt facility."

Substitute Motion

Councilmember Trevino moved that the Council adopt a resolution to contract with the American City Corporation for the preparation of an economic development program and strategy for feasibility of development of a Convention Center for Austin. The motion, seconded by Mayor Pro Tem Goodman, carried by the following vote:

Ayes: Councilmember Trevino, Mayor McClellan, Councilmember Cooke,  
Mayor Pro Tem Goodman, Councilmember Mullen

Noes: None

Not in Council Chamber when roll was called: Councilmembers  
Himmelblau, Snell

## DRIVEWAY ACCESS TO MAJOR STREETS

Mr. Joe Ternus, Director of Urban Transportation, presented the City Manager Report on Driveway Access to Major Streets. He stated that an Ordinance would be brought back next week and that manuals were being prepared.

## CONSTRUCTION OF SWIMMING FACILITIES

Mr. Davidson said his report on Construction of Swimming Facilities was before Council last week and "we want Council to understand, if you would, that there is a misunderstanding by Mr. Faulkner as to some of the problems associated with this and Mr. Faulkner does recommend, as stated in an earlier letter, that the Parks and Recreation Department be allowed to proceed with the construction of that one problem wading pool while we go ahead with new bid advertisements on the remainder. We need to bring this back to Council, find out if there is any objection to that procedure. If not, we're ready to proceed on that basis." Mayor McClellan said that they should proceed.

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ADJOURNMENT

Council adjourned its meeting at 4:45 p.m.

APPROVED

Carole Lee McClellan  
Mayor

ATTEST:

Grace Monroe  
City Clerk