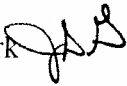




MEMORANDUM

TO: Karen Kennard, City Attorney
Austin Kaplan, Chair, Ethics Commission
Mary Ingle
Melissa Neslund

FROM: Jannette Goodall, City Clerk 

DATE: July 24, 2014

SUBJECT: Sworn Complaint

The attached sworn complaint was received on July 24, 2014 in the Office of the City Clerk. It was filed by Mary Ingle against Melissa Neslund.

Per City Code, Chapter 2-7-41(D), this letter serves as the Office of the City Clerk's acknowledgement that the complaint was received and as notice to all those named above, as required in the code.

Attachment

ETHICS REVIEW COMMISSION
CHAPTER 2-7 CITY CODE

COMPLAINT

AUSTIN CITY CLERK
RECEIVED

2014 JUL 24 AM 11 18

NAME OF PERSON(S) FILING COMPLAINT: Mary Ingle

ADDRESS: 3406 Duval ST, Austin, TX 78705

PHONE NUMBER: 512-320-8449

[PLEASE FILE A SEPARATE COMPLAINT FOR EACH PERSON COMPLAINED AGAINST]

NAME OF PERSON COMPLAINED AGAINST: Melissa Neslund

CITY OFFICE, DEPARTMENT, COMMISSION: Land Development Code Advisory Committee

ADDRESS: 1) Land Development Advisory Committee, Austin City Hall, Austin Texas; 2) Bury, 221 West Sixth Street. Suite 600, Austin, TX 78701

PHONE NUMBER [IF KNOWN] 512-328-0011

[PLEASE LIST EACH VIOLATION SEPARATELY] See attached sworn complaint of Mary Ingle that is incorporated herein for all purposes. In short, Land Development Code Advisory Committee member Melissa Neslund has violated Chapter 4-8 of the Austin City Code that prohibits a Committee member from being a lobbyist.

SECTION OF ETHICS ORDINANCE VIOLATED: Section 4-8. See also City Council Resolution 20122016-074 (December 6, 2012) that expressly applies Chapter 4-8 to the Land Development Code Advisory Committee.

DATE OF ALLEGED VIOLATION: Every day respondent Neslund has served on the Committee, which has been since February 2013.

ACTIONS ALLEGED TO BE A VIOLATION: See the sworn complaint, attached and incorporated herein for all purposes. Respondent Neslund has served as a member of the Land Development Code Advisory Committee since February 2013 although she is a compensated lobbyist, albeit unregistered. This violated Chapter 4.08 and the City Council's resolution.

Witnesses or evidence that would be presented: Mary Ingle would testify to Ms. Neslund's Committee service and to the evidence in the complaint from City records and Neslund's Linked-In Profile that demonstrates that she is a lobbyist. Ms. Nelsund would testify as an adverse witness as to her compensation and work at Bury on "governmental relations." She also would testify as to her Committee service. City record keepers would

testify as to the authenticity of City lobbyist records, Council agendas, and Committee records. Neslund's Bury supervisors would testify at Bury as to her work and compensation; their names are unknown at this time. Clients of Ms. Neslund would testify that she has represented them as a lobbyist; the witnesses are unknown at this time. We reserve the right to supplement this information as more witnesses and evidence becomes available.

II.

ALL THE STATEMENTS AND INFORMATION IN THIS COMPLAINT ARE TRUE AND FACTUAL TO THE BEST OF MY KNOWLEDGE.

DATE: 4/23/14

Mary A. Ingle
COMPLAINANT'S SIGNATURE

Mary A. Ingle
PRINT NAME

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged, sworn to and subscribed before me by

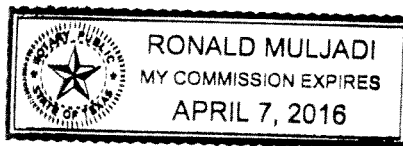
Mary Ingle

On the 23rd day of July, 2014, to certify which witness my

hand and official seal.

Ronald Muljadi
Notary Public in and for the State of Texas

Ronald Muljadi
Typed or Printed Name of Notary



Sworn Complaint to the Austin Ethics Review Commission

AUSTIN CITY CLERK
RECEIVED

To the Honorable Austin Ethics Review Commission:

2014 JUL 24 AM 11 18

Comes now, the complainant, Mary Ingle, an Austin resident, and files this sworn complaint, with the Austin Ethics Review Commission ("Commission"). Complainant Mary Ingle alleges and avers that respondent Melissa Neslund, a current commissioner of the City of Austin's Land Development Code Advisory Committee ("LDCAC") has violated the City of Austin's Code of Ordinances, Chapter 4.08, by failing to register as a lobbyist. As a result, Complainant maintains that Neslund is disqualified from serving on the LDCAC and should be removed from the Commission. Complainant respectfully requests that the Commission investigate, hold preliminary and final hearings, find that the respondent is a lobbyist and disqualified from service on the LDCAC service, and recommend her removal from the Commission.

I. Jurisdiction: Austin Code, Section 2-7-6 provides that the "Ethics Review Commission has jurisdiction over... Chapter 4-8 (Regulation of Lobbyists)..."

II. Violation of the Lobbyist Registration Requirement in Section 4-8

A. Relevant Law. The Austin City Code ("Code") provides that individuals and entities that lobby over a certain monetary threshold must register with the City Clerk. In particular, Section 4-8-4 provides:

Excepted as provided in Section 4-8-5 (Exceptions), a person must register with the city clerk if the person:

- (1) receives compensation of \$200 or more in a calendar quarter for lobbying;
- (2) receives reimbursement of \$200 or more in a calendar quarter for lobbying;
- (3) expends \$200 or more in a calendar quarter for lobbying; or
- (4) lobbies as the agent or employee of a person who:
 - (a) receives compensation of \$200 or more in a calendar quarter for lobbying;
 - (b) receives reimbursement of \$200 or more in a calendar quarter for lobbying; or
 - (c) expends \$200 or more in a calendar quarter for lobbying.

If a person receives compensation or expends \$200 or more in a quarter for lobbying, or if they lobby as an employee or agent of an entity that does so, then they must register as a lobbyist. Austin has set relatively low monetary thresholds for requiring lobbyist registration, apparently to ensure transparency and public confidence in the integrity of City government: "The council declares...that to preserve and maintain the integrity of the governmental decision-making process in the city, it is necessary that the identity, expenditures, and activities of certain persons who engage in efforts to influence a City official...be publicly and regularly disclosed." Austin Code, Section 4-8-1.

1. Definition of Compensation. The Code defines "compensation" broadly to include "money, service, facility or other thing of value or financial benefit" for lobbying. The definition excludes "compensation paid to an individual regularly employed by a person if the compensation paid to the individual is ordinarily paid regardless of whether the individual

engages in lobbying activities and lobbying activities are an incidental part of the individual's regular responsibilities to the person paying the compensation" There are two components of this compensation exclusion: 1) the person ordinarily must be paid regardless of whether they lobby; and 2) the person's lobbying activities are incidental to their regular job responsibilities. The key legal issue is what constitutes lobbying activities that are incidental to a person's regular work. There is no definition of "incidental" in Chapter 4-8. Merriam-Webster's Online Dictionary defines incidental as "being likely to ensue as a chance or minor consequence; occurring merely by chance or without intention or calculation."(www.merriam-webster.com)(accessed July 16, 2014). Additional understanding can be garnered from the City Code's definition of "incidental interest" in Chapter 2-7, Ethics and Financial Disclosure:

INCIDENTAL INTEREST means an interest in a person, entity or property which is not a substantial interest and which has insignificant value, or which would be affected only in a de minimis fashion by a decision. This chapter does not establish dollar limits on the terms "insignificant value" and "de minimis," which shall have their usual meanings and be subject to interpretation on a case-by-case basis.

Section 2-7-2 (7). With these definitions in mind, an incidental part of a person's regular job responsibilities should mean work activities that are insignificant, have a de minimis involvement or impact on a matter, and occur by chance and not as a recurring part of one's job duties. Incidental lobbying is non-recurring, non-professional lobbying that has a de minimis impact or involvement. A classic example of incidental lobbying would be a field engineer who provides technical information to prepare a lobbyist to meet with city planning staff on a specific pending zoning matter. If, however, the engineer has as a recurring part of her job duties preparing lobbyists to influence government, or the engineer's lobbying work involves a substantial public investment or significant public interest matter, then their lobbying is not incidental to their regular work responsibilities. This legal interpretation comports both with the meaning of incidental as well as the purpose of the statute to ensure that those that lobby on a recurring basis or on significant matters register so there is accountability and transparency in Austin government.

2. Definition of Lobbying. "Lobbying" is defined broadly in the Code to include soliciting city officials, including city boards and commissions, directly or indirectly to influence the official to take a position on a municipal question, Austin Code Section 4-8-2(6). "City official" is defined to include not only the council and key city staff, but also members of a City "board, commission, and committee," Section 4-8-1(1). See also Section 4-8-3 (Applicability of Lobbyist Provisions). Similarly, the City Code defines "municipal question" very broadly to include not only proposed regulations and decisions, but proposed recommendations for action by the council or commissions: "Municipal Question means a proposed or proposal for an ordinance, resolution, motion, recommendation, report, regulation, policy, appointment, sanction, and bid, including the development of specifications, an award, grant, or contract for more than \$2,000," Section 4-8-2(9).

When a person meets the basic legal elements for lobbying, then they are presumptively required to register under the City Code. Although the Code has narrow exceptions to the lobby registration requirements, a person who meets the Code's essential lobbying elements has the

burden to show that they meet particular registration exceptions. Section 4-8-5 provides that “[t]he following persons are not required to register under this chapter...” if they satisfy particular exceptions, such as being a bona fide journalist. A person claiming a registration exemption has the burden of proof to show that they satisfy an exemption’s elements, and not the City’s burden to show a negative, i.e., that each exemption has not been met. This legal interpretation comports with standard licensing law as well as the ordinance’s goal of having a comprehensive lobbyist registration scheme that ensures public transparency and trust. Section 4-8-1. See Section 2-7- 45 (B).

3. Land Development Code Advisory Committee members are subject to the lobbyist prohibition in Chapter 4-8. The LDCAC is an advisory committee established by Austin City Council resolution. (Attached). While this resolution does not subject the LDCAC to all city commission regulations, it expressly subjects LDCAC to the lobbyist prohibition in Chapter 4-8. The council’s resolution provides: “A person who is registered or required to register as a lobbyist under Chapter 4-8 or is employed by a person who is registered or required to register as a lobbyist under Chapter 4-8 is prohibited from serving on the advisory board.” Lobbyist cannot serve on this important committee that is recommending important changes to the land development laws of Austin, impacting the neighborhoods and homes of thousands of Austinites.

B. Evidence.

LDCAC member Neslund appears to be a lobbyist, although she is not registered with the City of Austin. Neslund, according to her own Linked-In Profile (attached and accessed July 17, 2014), is “Senior Associate/Project Director- Land Use and Entitlements at Bury”. Bury describes itself on the front page of its web site as “an engineering and design firm,” that includes lobbying as a regular part of its work: “We’re the visionaries who imagine what a piece of land can become, the planners who make it feasible, the advocates who bring stakeholders along, and the engineers who design the details,” (You-Tube video script on Bury website front page, <http://www.buryinc.com/>, retrieved July 21, 2014. Neslund states in her Online Linked-In Profile (www.linkedin.com/pub/dir/Melissa/Neslund retrieved July 21, 2014 and attached) that her regular job duties at Bury include representing clients before governmental bodies (i.e., advocating to bring stakeholders along):

- I have worked for Bury+Partners for 8 years and manage a team whose responsibilities include:
- Completing extensive due diligence and site analysis;
 - **Representing developers through the zoning and entitlement processes throughout central Texas;**
 - **Tracking and responding to code and ordinance amendments being processed through the jurisdictions within the region;** and
 - Providing technical support to the company’s Business Development team.

Comments on her Linked-In page further evidence that lobbying is not an incidental part of her work for her employer Bury. For example, Chance Sparks, Director of Planning at the City of Buda, states on her Linked-In page (<https://www.linkedin.com/pub/melissa-neslund/16/239/aa9>): “Melissa is highly skilled in government relations and land development. She understands the perspectives of city officials and is able to effectively

sufficiently protected... In addition, her approach has resulted in great relationships with city staff and elected officials.”

A quick online search reveals that Neslund has represented clients frequently and for years before the Austin City Council and the City’s land development commissions, such as the planning commission, board of adjustments, and zoning and platting commission

- Austin City Council, June 26, 2014, Item 132 representing HEB (<http://www.austintexas.gov/edims/document.cfm?id=212075>);
- Austin City Council, May 23, 2013, Item 91 representing Koontz McCombs, Trove Gilbert (<http://www.austintexas.gov/edims/document.cfm?id=189600>);
- Austin City Council, April 11, 2013, Item 76 representing West Campus Partners (<http://www.austintexas.gov/edims/document.cfm?id=187032>);
- Austin City Council, March 7, 2013, item 63 representing Residents of the Spoke, LLC, represented by Transwestern (<http://www.austintexas.gov/edims/document.cfm?id=184802>);
- Austin City Council, May 12, 2011, item 70 representing Heritage Oak Hill (<http://www.austintexas.gov/edims/document.cfm?id=152331>);
- Austin Zoning and Platting Commission, representing HEB, agenda item C.5, on June 17, 2014, (<http://www.austintexas.gov/edims/document.cfm?id=211740>);
- Austin Board of Adjustments, agenda item F-5, December 12, 2011 (<http://austintx.swagit.com/play/12122011-598>).

The readily available evidence strongly suggests Neslund lobbies as a non-incidental part of her regular work responsibilities for Bury.

A search of the City of Austin lobbyist records reveals that neither she nor Bury have registered. (Searched July 21, 2014). It is a Class C misdemeanor to fail to register as a City lobbyist. Section 4-8-11. As a lobbyist, albeit unregistered, Neslund is prohibited from serving on the LDCAC.

III. Conclusion and Prayer. Complainant Mary Ingle respectfully requests that the Austin Ethics Review Commission review this sworn complaint matter as expeditiously as possible. Neslund’s current service on the Land Development Code Advisory Committee-- while serving as a professional lobbyist for land developers-- taints the entire LDCAC process. A professional lobbyist for land developers should not, and is not, allowed to serve on an Austin city body recommending major changes, if not a wholesale rewrite, of the City’s land development codes. These changes will have inevitably a huge impact on Neslund’s and her clients’ businesses—resulting in a clear conflict of interest.

Complainant respectfully requests that the Austin Ethics Review Commission investigate, hold preliminary and final hearings, find that Neslund is a lobbyist under Chapter 4-8 and is disqualified from LDCAC service, and recommend her immediate removal from the LDCAC.

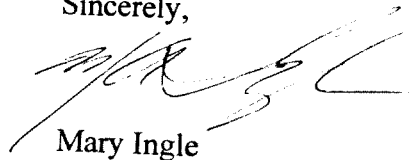
July 23, 2014

Austin Ethics Review Commission
C/o Chair, Austin Kaplan
301 W. Second St
Austin, Texas 78701

Dear Chairman Kaplan:

Please find enclosed Mary Ingle's sworn Austin City Ethics Review Commission complaint form, with the attached and incorporated Sworn Complaint of Mary Ingle, alleging that the respondent Melissa Neslund has violated Austin Code Chapter 4-8 by serving as a member of the Austin Land Development Code Advisory Committee (Committee) while being an unregistered, uncompensated lobbyist. Complainant Mary Ingle respectfully requests that the Austin Ethics Review Commission investigate this complaint, hold preliminary and final hearings, find respondent is a lobbyist and therefore cannot serve on the Land Development Code Advisory Committee, and recommend her removal from the Committee.

Sincerely,



Mary Ingle

Austin Texas

cc.

Mark Ott
301 W. Second St.
Austin, Texas 78701

City Attorney Karen Kennard
301 W. Second St.
Austin, Texas 78701

City Clerk
301 W. Second St.
Austin, Texas 78701

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AUSTIN CITY CLERK
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2014 JUL 24 AM 11 19

AUSTIN CITY COUNCIL
AGENDA

Thursday, June 26, 2014

The Austin City Council will convene at 10:00 AM on
Thursday, June 26, 2014 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Lee Leffingwell
Mayor Pro Tem Sheryl Cole
Council Member Chris Riley, Place 1
Council Member Mike Martinez, Place 2
Council Member Kathie Tovo, Place 3
Council Member Laura Morrison, Place 4
Council Member William Spelman, Place 5

For meeting information, contact the City Clerk, (512) 974-2210

Sirwaitis, 512-974-3057.

130. C14-2014-0064 - Commodore Perry Estate - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 710 East 41st Street (Waller Creek Watershed) from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tracts 1 and 2, and community commercial-mixed use-conditional overlay-historic landmark-neighborhood plan (GR-MU-CO-H-NP) combining district zoning for Tract 1A to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tracts 1 and 2, and community commercial-mixed use-conditional overlay-historic landmark-neighborhood plan (GR-MU-CO-H-NP) combining district zoning for Tract 1A, to change conditions of zoning. Staff Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tracts 1 and 2, and community commercial-mixed use-conditional overlay-historic landmark-neighborhood plan (GR-MU-CO-H-NP) combining district zoning for Tract 1A, to change conditions of zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tracts 1 and 2, and community commercial-mixed use-conditional overlay-historic landmark-neighborhood plan (GR-MU-CO-H-NP) combining district zoning for Tract 1A, to change conditions of zoning. Owner: Perry Estate, LLC (Clark Lyda). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP (Michelle Rogerson Lynch). City Staff: Lee Heckman, 512-974-7604.
131. C14-2014-0067 – 13219 U.S. Highway 183 Rezoning – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning and rezoning property locally known as 13219 Research Boulevard (Lake Creek Watershed) from community commercial (GR) district zoning and interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial (GR) district zoning. Owner/Applicant: 13219 Highway 183, Ltd. (Paul Terrill). Agent: Holt Planners (David Holt). City Staff: Sherri Sirwaitis, 512-974-3057.
132. C14-2014-0071 – Congress Avenue Commercial Tract – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8832-1/2 South IH-35 Service Road (Onion Creek Watershed) from unzoned, development reserve (DR) district zoning and single family residence-standard lot (SF-2) district zoning to general commercial services (CS) district zoning. Staff Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining

district zoning. Owner/Applicant: HEB Grocery Company, LP (Todd Piland). Agent: Bury, Inc. (Melissa Neslund). City Staff: Wendy Rhoades, 512-974-7719.

133. C14-2014-0073 – Public Storage – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 14000 Owen Tech Boulevard (Walnut Creek Watershed) from community commercial (GR) district zoning to general commercial services (CS) district zoning. Staff Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Owner/Applicant: Owen Tech, LLC (Behzad Bahramni). Agent: Jackson Walker, L.L.P. (Katherine Loayza). City Staff: Sherri Sirwaitis, 512-974-3057.
134. C14-2014-0074 – Cedar Bend Ambulatory Surgery Center – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2410 Cedar Bend Drive (Walnut Creek Watershed) from general office-conditional overlay (GO-CO) combining district zoning to general office-conditional overlay (GO-CO) combining district zoning, to change a condition of zoning. Staff Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning, to change a condition of zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning, to change a condition of zoning. Owner: Austin Diagnostic Clinic (John Ratcliff). Applicant/Agent: City of Austin-Planning and Development Review Department (Sherri Sirwaitis). City Staff: Sherri Sirwaitis, 512-974-3057.
135. C814-97-0001.11 – Leander Rehabilitation PUD Amendment #12 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as North F.M. 620 Road (Lake Creek Watershed) from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning, to change a condition of zoning. Staff Recommendation: To grant planned unit development (PUD) district zoning. Planning Commission Recommendation: To grant planned unit development (PUD) district zoning. Owner/Applicant: Austin 129, LLC. Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch). City Staff: Sherri Sirwaitis, 512-974-3057.
136. C814-06-0106.02 – Hyatt PUD Amendment #2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 208 Barton Springs Road (Lady Bird Lake Watershed) from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change a condition of zoning. Staff Recommendation: To grant planned unit development-neighborhood plan

A U S T I N C I T Y C O U N C I L

AUSTIN CITY CLERK

AGENDA

2014 JUL 24 AM 11 19



Thursday, May 23, 2013

The Austin City Council will convene at 10:00 AM on
Thursday, May 23, 2013 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Lee Leffingwell
Mayor Pro Tem Sheryl Cole
Council Member Chris Riley, Place 1
Council Member Mike Martinez, Place 2
Council Member Kathie Tovo, Place 3
Council Member Laura Morrison, Place 4
Council Member William Spelman, Place 5

For meeting information, contact the City Clerk, 974-2210

(DMU-CURE) combining district zoning for Tract 1 and downtown mixed use-conditional overlay (DMU-CO) combining district zoning for Tract 2. First reading approved on April 25th, 2013. Vote 5-1. Council Member Tovo voted nay. Applicant: Cirrus Logic, Inc. (Thurman Case). Agent: Armbrust & Brown, PLLC (Richard Suttle). City Staff: Clark Patterson, 974-7691.

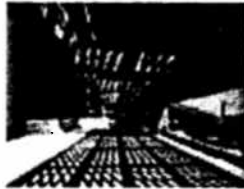
91. C14-2013-0036 – Paloma Ridge – Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 13620-13700 North FM 620 Road (Lake Creek Watershed) from multi-family residence-medium density (MF-3) district zoning and general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. First Reading approved on May 9, 2013. Vote: 7-0. Owner/Applicant: Koontz McCombs, Troves Gilbert. Agent: Bury & Partners Inc. (Melissa Neslund). City Staff: Sherri Sirvaitis, 974-3057.

2:00 PM - Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)

92. NPA-2012-0021.01 - 1100 Manlove Street (1100 Manlove St. NPA) - Conduct a public hearing and approve an ordinance amending Ordinance No. 20061116-055 of the East Riverside/Oltorf Combined Neighborhood Plan, to change the future land use designation on the future land use map (FLUM) on property locally known as 1100 Manlove Street (Harpers Branch) from Single Family to Neighborhood Mixed Use land use. Staff Recommendation: To deny Neighborhood Mixed Use land use. Planning Commission Recommendation: Withdrawn by applicant on April 23, 2013. Owner: John Schuler c/o Schuler Family Trust of 1998. Applicant and Agent: Thrower Design (A. Ron Thrower). City Staff: Maureen Meredith, 974-2695.
93. NPA-2012-0015.01 - 3511 Manor Road (Street and Bridge Central District Office) - Conduct a public hearing and approve an ordinance amending Ordinance No. 20021107-Z-11 of the East MLK Combined Neighborhood Plan, to change the future land use designation on the future land use map (FLUM) on property locally known as 3511 Manor Road (Tannehill Branch Watershed) from Mixed Use to Civic land use. Staff Recommendation: To grant Civic land use. Planning Commission Recommendation: Withdrawn by applicant on April 23, 2013. Owner: City of Austin. Applicant and Agent: Public Works Department (Peter Davis). City Staff: Maureen Meredith, 974-2695.
94. C14-2012-0140 - Street and Bridge District Office- Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3511 Manor Road (Tannehill Branch Watershed) from community commercial-neighborhood plan (GR-NP) combining district zoning and community commercial-vertical mixed use

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, April 11, 2013

The Austin City Council will convene at 10:00 AM on
Thursday, April 11, 2013 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Lee Leffingwell
Mayor Pro Tem Sheryl Cole
Council Member Chris Riley, Place 1
Council Member Mike Martinez, Place 2
Council Member Kathie Tovo, Place 3
Council Member Laura Morrison, Place 4
Council Member William Spelman, Place 5

For meeting information, contact the City Clerk, 974-2210

Platting Commission Recommendation: To grant the restrictive covenant termination. Owner/Applicant: NL Land Holdings, Ltd. (John Lewis). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 974-7719.

75. C14-2013-0009 – Prosperity Business Park – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 9101-9201 South IH 35 Service Road Northbound (Onion Creek Watershed) from general commercial services-conditional overlay (CS-CO) combining district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning, to change a condition of zoning. Staff Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning, to change a condition of zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning, to change a condition of zoning. Owner/Applicant: NL Land Holdings, Ltd. (John Lewis). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 974-7719.
76. C14-2013-0003 – West Campus Partners, L.P. – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2700 Nueces Street, Suite 103 (Waller Creek Watershed) from multi-family residence-moderate-high density-neighborhood plan (MF-4-NP) combining district zoning to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning. Staff Recommendation: To grant commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning. Planning Commission Recommendation: To grant commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning. Applicant: West Campus Partners, L.P. (Marty Timmerman). Agent: Bury & Partners, Inc. (Melissa Neslund). City Staff: Clark Patterson, 974-7691.

3:00 PM - Austin Housing and Finance Corporation Meeting

77. The Mayor will recess the City Council meeting to conduct a Board of Directors' Meeting of the Austin Housing Finance Corporation. Following adjournment of the AHFC Board meeting the City Council will reconvene. (The AHFC agenda is temporarily located at <https://austin.siretechnologies.com/sirepub/mtgviewer.aspx?meetid=397&doctype=AGENDA>)

3:00 PM - ABIA Development Corporation Board of Directors Meeting

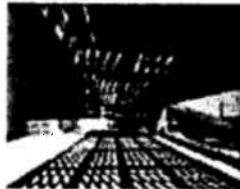
78. The Mayor will recess the City Council meeting to conduct a Board of Directors' Meeting of the ABIA Development Corporation. Following adjournment of the ABIA Development Corporation meeting the City Council will reconvene. (The agenda is temporarily located at <https://austin.siretechnologies.com/sirepub/mtgviewer.aspx?meetid=402&doctype=Agenda>).

4:00 PM - Public Hearings and Possible Actions

2014 JUL 24 AM 11 19

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, March 07, 2013

The Austin City Council will convene at 10:00 AM on
Thursday, March 07, 2013 at Austin City Hall
301 W. Second Street, Austin, TX



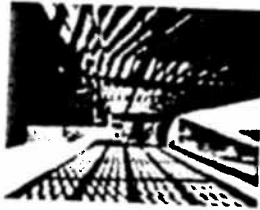
Mayor Lee Leffingwell
Mayor Pro Tem Sheryl Cole
Council Member Chris Riley, Place 1
Council Member Mike Martinez, Place 2
Council Member Kathie Tovo, Place 3
Council Member Laura Morrison, Place 4
Council Member William Spelman, Place 5

For meeting information, contact the City Clerk, 974-2210

(William G. Franklin). Applicant: One Management, Inc. (Howard P. Kells). City Staff: Lee Heckman, 974-7604.

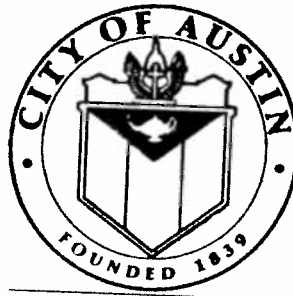
61. C14-2012-0146.SH – 1044 Norwood Park Blvd. – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1044 Norwood Park Boulevard (Little Walnut Creek Watershed) from community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to commercial highway services-neighborhood plan (CH-NP) combining district zoning. Staff Recommendation: To grant commercial highway services-conditional overlay-neighborhood plan (CH-CO-NP) combining district zoning. Planning Commission Recommendation: To grant commercial highway services-conditional overlay-neighborhood plan (CH-CO-NP) combining district zoning. Owner: DBSI Village at Norwood, LLC (Conrad Myers). Agent: Conley Engineering, Inc. (Carl Conley). City Staff: Heather Chaffin, 974-2122.
62. C14-2012-0147 – 2025 E. 7th Street – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2025 East 7th Street (Town Lake Watershed) from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Owner: SL Chicon, LP (John Kiltz). Agent: Gibson Lamar Partners, LP (Arthur Carpenter). City Staff: Heather Chaffin, 974-2122.
63. C14-2012-0165 – W.O.B. – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3109 South Lamar Boulevard (West Bouldin Creek Watershed) from general commercial services-vertical mixed use building (CS-V) combining district zoning to commercial-liquor sales-vertical mixed use building (CS-1-V) combining district zoning. Staff Recommendation: To grant commercial-liquor sales-vertical mixed use building (CS-1-V) combining district zoning. Planning Commission Recommendation: To grant commercial-liquor sales-vertical mixed use building (CS-1-V) combining district zoning. Owner: Residences at the Spoke, LLC by Transwestern. Applicant: Bury + Partners (Melissa Neslund). City Staff: Lee Heckman, 974-7604.
64. C14-85-288.45(RCA2) - Covered Bridge Planned Unit Development - Conduct a public hearing and approve a restrictive covenant amendment for property locally known as 6714 Covered Bridge Drive (Williamson Creek

AGENDA



Thursday, May 12, 2011

The Austin City Council will convene at 10:00 AM on
Thursday, May 12, 2011 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Lee Leffingwell
Mayor Pro Tem Mike Martinez
Council Member Chris Riley, Place 1
Council Member Randy Shadle, Place 2
Council Member Laura Morris, Place 3
Council Member William Spelton, Place 4
Council Member Michael Staveland, Place 5

For meeting information, contact the City Clerk, 974-2210

zoning. Zoning and Platting Commission Recommendation: To grant single family residence-small lot (SF-4A) district zoning. Owner/Applicant: Pulte Homes (Brent Baker). Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero). City Staff: Wendy Rhoades, 974-7719.

69. C14-2011-0008 – Hollow at Slaughter Creek Zoning, Phase B – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 9901-10001 Hundred Year Oak Drive, 10145-10161 Hundred Year Oak Drive, 1305-1325 Tillerfield Trail, 1400-1417 Middlefield Court, 1301-1425 Canopy Creek Way and 10100-10156 Wading Pool Path (Slaughter Creek Watershed) from interim-rural residence (I-RR) district zoning and interim-single family residence-small lot (I-SF-4A) district zoning to single family residence-small lot (SF-4A) district zoning. Staff Recommendation: To grant single family residence-small lot (SF-4A) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence-small lot (SF-4A) district zoning. Owner/Applicant: Pulte Homes (Brent Baker). Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero). City Staff: Wendy Rhoades, 974-7719.
70. C14-2011-0014 – Heritage Oak Hill – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8922 Manchaca Road (Slaughter Creek Watershed) from development reserve (DR) district zoning to multi-family residence-low density (MF-2) district zoning. Staff Recommendation: To grant multi-family residence-low density (MF-2) district zoning with conditions. Zoning and Platting Commission Recommendation: To grant multi-family residence-low density (MF-2) district zoning with conditions. Owner/Applicant: Cuong D. Tran. Agent: Bury & Partners, Inc. (Melissa M. Neslund). City Staff: Wendy Rhoades, 974-7719.
71. C14-2010-0199 – C G & S Corral – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 402 Corral Lane (South Boggy Creek Watershed) from single family residence standard lot (SF-2) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Staff Recommendation: To deny general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Owner/Applicant: C G & S Construction, Inc. (C. Wm. “Billy” Guerrero). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Rhoades, 974-7719. A valid petition has been filed in opposition to this rezoning request.
72. C14-2010-0154 – La Palma Plaza Rezoning – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 12030 North Lamar Boulevard (Walnut Creek Watershed) from neighborhood commercial-conditional overlay (LR-CO) combining district zoning to community commercial (GR) district zoning. Staff Recommendation: To deny community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To deny community commercial (GR) district zoning. Owner/Applicant: Faris Properties (Nasib Nasar). City Staff: Sherri Sirwaitis, 974-3057.
73. C14-91-0015(RCA) – Champion Commercial Development – Conduct a public hearing and approve a restrictive covenant amendment for property locally known as 5617 RM 2222 (West Bull Creek Watershed) to amend a portion of the Restrictive Covenant in



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Zoning & Platting Commission
June 17, 2014 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

AGENDA

Betty Baker – Chair
Cynthia Banks – Secretary
Sean Compton
Rahm McDaniel

Jason Meeker – Assist. Secretary
Patricia Seeger – Vice-Chair

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from June 3, 2014.

5. **Zoning and Rezoning:** **C14-2014-0071 - Congress Avenue Commercial Tract**
Location: 8832-1/2 South IH-35 Service Road, Onion Creek Watershed
Owner/Applicant: HEB Grocery Company, LP (Todd Piland)
Agent: Bury, Inc. (Melissa Neslund)
Request: Unzoned; DR; SF-2 to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department
6. **Final Plat with Preliminary:** **C8-2012-0071.2A - Legends Way Section 2**
Location: Bradshaw Road, Onion Creek/Rinard Creek Watersheds
Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 2 composed of 36 lots on 10.689 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
7. **Preliminary Plan:** **C8-2013-0134 - 3710 Cima Serena**
Location: 3710 Cima Serena, Shoal Creek Watershed
Owner/Applicant: 16 Cima Serena (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Approval of the 3710 Cima Serena preliminary plan composed of 17 lots on 2.701 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department
8. **Final Plat with Preliminary:** **C8-2013-0134.1A - Cima Homes**
Location: 3710 Cima Serena, Shoal Creek Watershed
Owner/Applicant: 16 Cima Serena (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Approval of the Cima Homes final plat composed of 17 lots on 2.701 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department



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BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

December 12, 2011

CITY COUNCIL CHAMBERS

301 WEST 2ND STREET

AUSTIN, TEXAS

____ **Jeff Jack (Chair)**
____ **Heidi Goebel (Vice Chair)**
____ **Bryan King**
____ **Nora Salinas**
____ **Michael Von Ohlen**
____ **Melissa Hawthorne**

____ **Susan Morrison**
____ **Cathy French (SRB only)**
____ **Dan Graham (SRB only)**
____ **Will Schnier (Alternate)**
____ **Stuart Hampton (Alternate)**

AGENDA

CALL TO ORDER – 5:30 P.M.

A. APPROVAL OF MINUTES October 27, 2011 (Special called meeting), November 29, 2011 (Special Called Meeting), November 14, 2011 (Regular meeting)

B. SIGN REVIEW BOARD

B-1 C16-2011-0013 Susan Vickery
7201 RM 2222

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-124 (B) (2) from 12 feet in height to 21 feet 4 inches in height in order to maintain a freestanding sign in an “I-RR”, Interim – Rural Residence zoning district. (Scenic Roadway Sign District)

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-124 (B) (1) (a) & (b) from the lesser of 0.4 square feet for each linear foot of street frontage; or 64 square feet to 138 square feet in order to maintain a freestanding sign in an “I-RR”, Interim – Rural Residence zoning district. (Scenic Roadway Sign District)

B-2 C16-2011-0014 Jim Bennett for Brett Baker
6001 West Parmer Lane

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-124 (B) (1) (b) from 64 square feet (137 existing) to 190 square feet in order to erect an addition to an existing freestanding sign in a “GR-CO”, Community Commercial – Conditional Overlay zoning district. (Scenic Roadway Sign District)

residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Plan Conservation Combining District – Neighborhood Plan zoning district. (C15-06-147 was approved on 11-13-06, but has since expired)

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain a wooden deck for a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Plan Conservation Combining District – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from two off-street parking spaces to one off-street parking space for a single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Plan Conservation Combining District – Neighborhood Plan zoning district.

**F-3 C15-2011-0129 Lauren Pfeifle Willis and Scott Willis
2406 Arpdale Street**

The applicants are requesting a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect an addition to a single-family residence in an "SF-3", Family Residence zoning district.

**F-4 C15-2011-0130 Michael R McHone for Lindsey Lane
2004 Goodrich Avenue**

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain a rear yard setback of 5 feet (10 feet required) in order to maintain an attached accessory structure in order to change the use to create a two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan)

The applicant has requested a special exception from Section 25-2-476 of the Land Development Code in order to maintain a side yard setback of 3 feet 9.5 inches (5 feet required) in order to maintain a screened porch in order to change the use to create a two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Bouldin Neighborhood Plan)

**F-5 C15-2011-0131 Melissa Neslund for Brian P. Austin
111 East Koenig Lane**

The applicant has requested a variance from the compatibility height requirement of Section 25-2-1063 (C) (2) & (3) from three stories and 40 feet to four stories and 50 feet in order to erect a multi-family residential use in a "CS-MU-V-CO-NP" zoning district. The Land Development Code states that the height limitations for a structure are (C) (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district and (C) (3) for a structure more than 100 feet but not more than 300

feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

**F-6 C15-2011-0132 John Novak
5910 Miramonte Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to replace a portion of an existing fence for a single-family residence in an "SF-2", Single-Family residential zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.

**F-7 C15-2011-0133 Jim Bennett for Fred Epprislet
9520 Spectrum Drive**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet along the west property line in order to erect (3) four stall parking structures in an "MF-3", Multi-Family Residence zoning district.

**F-8 C15-2011-0134 Stacy Pearson
708 Patterson Avenue**

The applicant has requested a variance to increase the maximum gross floor area of a two-family residential use requirement of Section 25-2-774 (C) (7) (a) from 850 square feet to 1200 square feet in order to remodel a non-conforming multi-family use to change the use to create a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

**F-9 C15-2011-0135 Charles Plate
1017 Hermitage Drive**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 24 feet in order to maintain a carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

**F-10 C15-2011-0136 Daniel Perez
6608 Mitra Drive**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet in height to maximum of 10 feet in height for a portion of the fence in order to erect a solid fence along the south property line for a single-family residence in a "PUD", Planned Unit Development zoning district. The Land Development Code states that a solid fence constructed along property lines may not exceed an average height of six feet or a maximum height of seven feet.

**F-11 C15-2011-0137 Daniel Burton
2108 Thornton Road**

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1. Armbrust , David	100 Congress Avenue, Suite 1300 Austin, Texas 78701	01/16/2015	Client(s)
2. Branka, Gerard	900 Salem Street, OT3N1 Smithfield, Rhode Island 02917	02/19/2015	Client(s)
3. Buie, Jed	2815 Exposition Blvd., Bldg 200 Austin, Texas 78703	04/24/2015	Client(s)
4. Butler, Stephen	401 Congress Avenue, Suite 2200 Austin, Texas 78701	01/03/2015	Client(s)
5. Carley, Lynn	100 Congress Avenue, Suite 1300 Austin, Texas 78701	01/07/2015	Client(s)
6. Carlton, John	2705 Bee Cave Road, Suite 200 Austin, Texas 78746	08/15/2014	Client(s)
7. Cesaro, Peter	401 Congress Avenue, Suite 2200 Austin, Texas 78701	01/03/2015	Client(s)
8. Chick, Craig	823 Congress, Ste 1005 Austin, Texas 78701	05/15/2015	Client(s)
9. Christine, Bustamante	191 West Nationwide Blvd Columbus, Ohio 43215	08/29/2014	Client(s)
10. Coleman, Glen	2521 Elara Drive Austin, Texas 78725	05/02/2015	Client(s)
11. deYoung, Eric	100 Congress Avenue, Suite 1300 Austin, Texas 78701	01/08/2015	Client(s)
12. Digneo, Bob	816 Congress Ave, Suite 1100 Austin, Texas 78701	08/06/2014	Client(s)
13. Donisi, John	401 Congress Avenue, Suite 2100 Austin, Texas 78701	01/09/2015	Client(s)
14. Drenner , Stephen	301 Congress Avenue, Suite 1200 Austin, Texas 78701	01/09/2015	Client(s)
15. Dunkerley, Betty	299 Makaha Drive Bastrop, Texas 78602	06/25/2015	Client(s)
16. Erwin, Gay	901 S. Mopac, Bldg I #100 Austin, Texas 78746	06/09/2015	Client(s)

17. Fisher, Rachel	8620 Burnet Rd, Ste 475 Austin, Texas 78757	04/24/2015	Client(s)
18. Flahive, Kevin	100 Congress Avenue, Suite 1300 Austin, Texas 78701	07/23/2014	Client(s)
19. Francis, William	112 E. Pecan Street, Ste 550 San Antonio, Texas 78205	04/29/2015	Client(s)
20. Fritzsche, Josh	717 N. Harwood, Suite 3100 Dallas, Texas 75201	08/09/2014	Client(s)

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21. Gharakhanian, Stepane	5604 Manor Rd. Austin, Texas 78723	06/04/2015	Client(s)
22. Gilmore, Henry	700 Lavaca, Ste. 1300 Austin, Texas 78701	07/01/2015	Client(s)
23. Glasco, Alice	3571 Far West Blvd., PMB 61 Austin, Texas 78731	04/29/2015	Client(s)
24. Goldman, Adam	823 Congress, Ste 1005 Austin, Texas 78701	05/15/2015	Client(s)
25. Gullatt, Dowe	3801 Edgemont Drive Austin, Texas 78731	03/13/2015	Client(s)
26. Harris, Jerry	111 Congress Avenue, Suite 1400 Austin, Texas 78701	04/25/2015	Client(s)
27. Harris, Martha	816 Congress Ave., Suite 1100 Austin, Texas 78701	08/13/2014	Client(s)
28. Hartman, David	221 West 6th Street, Suite 1100 Austin, Texas 78701	10/07/2014	Client(s)
29. Haussmann, Michele	701 Brazos Street, Suite 500 Austin, Texas 78701	10/28/2014	Client(s)
30. Haywood, R.	401 Congress Avenue, Suite 2200 Austin, Texas 78701	01/03/2015	Client(s)
31. Houlihan, Jennifer	5744 Janabyrd Lane Austin, Texas 78749	09/20/2014	Client(s)
32. Interiano, Gerardo	2350 Kerner Boulevard, Suite 250 San Rafael, California 94901	01/09/2015	Client(s)
33. Jashinsky, Alexandra	111 Congress Avenue, Ste 1400 Austin, Texas 78701	06/27/2015	Client(s)
34. Joseph, John	901 S. MoPac, Bldg 1, Suite 500 Austin, Texas 78746	09/05/2014	Client(s)
35. King Ogden, Katie	401 Congress Avenue, Suite 2100 Austin, Texas 78701	01/09/2015	Client(s)
36. Kolack, Darren	23751 N. 23rd Ave., Ste 150 Phoenix, Arizona 85085	04/21/2015	Client(s)

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37. Littlefield, Mark	P.O. Box 90591 Austin, Texas 78709	02/03/2015	Client(s)
38. Lopez, Carlos	701 Brazos Street, Suite 450 Austin, Texas 78701	09/03/2014	Client(s)
39. Lucardi, Donald	680 Fifth Ave, Suite 802 New York, New York 10019	01/09/2015	Client(s)
40. Madere, Pamela	Barton Oaks Plaza, 901 S. MoPac, Bld 1, Austin, Texas 78746	07/18/2015	Client(s)

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41. McKinney, Casey	111 Congress Avenue, Suite 400 Austin, Texas 78701	01/13/2015	Client(s)
42. Meade, Nikelle	111 Congress Avenue, Suite 1400 Austin, Texas 78701	04/25/2015	Client(s)
43. Metcalfe, Steven	221 West 6th Street, Suite 1300 Austin, Texas 78701	10/01/2014	Client(s)
44. Morrow, Amanda	100 Congress Avenue, Suite 1300 Austin, Texas 78701	01/07/2015	Client(s)
45. Munoz, Evangelina	816 Congress Ave., Suite 1100 Austin, Texas 78701	08/07/2014	Client(s)
46. Myers, Alice	809 Canyon Creek Dr. Austin, Texas 78746	08/20/2014	Client(s)
47. Nabers, Mary	901 South Mopac, Building I, Suite 100 Austin, Texas 78746	06/09/2015	Client(s)
48. Nichols, David	816 Congress Ave Austin, Texas 78701	08/06/2014	Client(s)
49. Peterson, Michael	816 Congress Avenue, Suite 1100 Austin, Texas 78701	08/06/2014	Client(s)
50. Poinsett, Royce	98 San Jacinto, Suite 1500 Austin, Texas 78701	02/12/2015	Client(s)
51. Randall, Teakell	816 Congress Avenue, Suite 1100 Austin, Texas 78701	08/06/2014	Client(s)
52. Rice, Chuck	909 Garner Avenue Austin, Texas 78704	03/10/2015	Client(s)
53. Rye, Stephen	200 Lee Barton Dr., Ste 100 Austin, Texas 78704	07/09/2015	Client(s)
54. Salinas III, Derlis "Trey"	1221 South Mopac, Suite 365 Austin, Texas 78746	10/08/2014	Client(s)
55. Siefken, Nancy	98 San Jacinto, Ste 510 Austin, Texas 78701	01/31/2015	Client(s)
56. Steen, Yuniedth	600 Congress Ave., Ste 2200 Austin, Texas 78701	05/08/2015	Client(s)

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57. Stratmann, Mary	221 W. 6th Street, Ste 1100 Austin, Texas 78701	10/07/2014	Client(s)
58. Suttle, Richard	100 Congress Avenue, Ste 1300 Austin, Texas 78701	12/20/2014	Client(s)
59. Swor, Amanda	200 Lee Barton Drive, Ste 100 Austin, Texas 78704	07/09/2015	Client(s)
60. Thrower, Allen	PO Box 41957 Austin, Texas 78704	03/31/2015	Client(s)

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Melissa Neslund

Senior Associate/Project Director - Land Use and Entitlements at Bury

United States Civil Engineering

Previous Bury + Partners, Drenner and Golden Stuart Wolff

Education Texas State University-San Marcos

Send Melissa InMail

396

connections

www.linkedin.com/pub/melissa-neslund/16/239/aa9

Contact Info

Background

Experience

Senior Associate/Project Director - Land Use and Entitlements

Bury

December 2012 - Present (1 year 8 months) | Austin, Texas Area

I have worked for Bury+Partners for 8 years and manage a team whose responsibilities include:

- Completing extensive due diligence and site analysis;
- Representing developers through the zoning and entitlement processes throughout central Texas;
- Tracking and responding to code and ordinance amendments being processed through the jurisdictions within the region; and
- Providing technical support to the company's Business Development team.

Land Development Planner/Business Development

Bury + Partners

February 2006 - December 2012 (6 years 11 months)

1 recommendation



Director of Planning at City of Buda

View

Land Development Planner

Drenner and Golden Stuart Wolff

2003 - 2006 (3 years)

Skills & Endorsements

27 Zoning

22 Land Development

19 Entitlements

10 Land Use Planning

9 Municipalities

8



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Stephanie Stanford

Senior Project Manager at Bury+Partners
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Project Manager at Bury



Principal at Bury (formerly Bury+Partners)



Principal at Bury



Senior Project Manager at Bury+Partners



Lead Testing Technologist - NAT

Health Promotion Undergraduate Assistant at University of Oregon Health Center

Policy Analyst 1 and Legislative Revisions Intern at Oregon Department of Transportation

Prosecutor at Lubbock County Criminal District Attorney

Real Estate

Advanced



People Similar to Melissa



Stephanie Stanford
Senior Project Manager at Bury+Partners
Connect

Education

Texas State University-San Marcos

Geography & Public Administration, Urban & Regional Planning, Political Science, Public Administration

1999 — 2003

Activities and Societies: Pi Sigma Alpha

Organizations

Additional Organizations

Real Estate Council of Austin APA

Recommendations

Given (1)



Chance Sparks, AICP, CNU-A
Planning Manager

“Chance was outstanding to work with at the City of San Marcos. He was always willing to go the extra mile, think outside the box and be innovative coming up with solutions to make projects work. Chance goes above and beyond and is truly passionate about what he does. It was refreshing working with a public servant who cares as much as he does.

December 3, 2010, Melissa was with another company when working with Chance at City of San Marcos

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Melissa Neslund

Senior Associate/Project Director - Land Use and Entitlements at Bury

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2. [Drenner and Golden Stuart Wolff](#)

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Background

Experience

BURY

Senior Associate/Project Director - Land Use and Entitlements

Bury

December 2012 – Present (1 year 8 months) Austin, Texas Area

I have worked for Bury+Partners for 8 years and manage a team whose responsibilities include:

- Completing extensive due diligence and site analysis;
- Representing developers through the zoning and entitlement processes throughout central Texas;
- Tracking and responding to code and ordinance amendments being processed through the jurisdictions within the region; and
- Providing technical support to the company's Business Development team.

BURY

Land Development Planner/Business Development

Bury + Partners

February 2006 – December 2012 (6 years 11 months)

(Open) 1 recommendation



Chance Sparks, AICP, CNU-A

Director of Planning at City of Buda

Melissa is highly skilled in government relations and land development. She understands the perspectives of city officials and is able to effectively communicate those to her clients while ensuring the clients' needs are sufficiently protected. She... [View](#)

Land Development Planner

Drenner and Golden Street Wolff

- [Received \(1\)](#)

[All Received \(1\)](#)

[Land Development Planner/Business Development \(1\)](#)[Bury + Partners](#)

- [Given \(1\)](#)

1. Land Development Planner/Business Development

Bury + Partners



[Chance Sparks, AICP, CNC-A](#)

Director of Planning at City of Buda

Melissa is highly skilled in government relations and land development. She understands the perspectives of city officials and is able to effectively communicate those to her clients while ensuring the clients' needs are sufficiently protected. She is willing to work creatively toward innovative solutions when faced with challenges. As a result, her projects often proceeded at a much faster rate compared to her competitors, with greater success. In addition, her approach has resulted in great relationships with city staff and elected officials. She brings a positive attitude and perspective to every project, which makes her a joy to work with as a public servant and an outstanding client representative. [less](#)

December 3, 2010, Chance was with another company when working with Melissa at Bury + Partners