



## **AUSTIN CITY COUNCIL WORK SESSION**

**Tuesday, October 21, 2014**

The Austin City Council will convene at 9:00 AM on  
Tuesday, October 21, 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

*The City Council may go into a closed session as permitted by the Texas Open Meetings Act, (Chapter 551 of the Texas Government Code) regarding any item on this agenda.*

**All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member.**

**9:00 AM – City Council Convenes**

- A. Executive Session
  - A.1 Discuss personnel matters related to the appointment of a new City Auditor (Personnel Exception – 551.074 of the Government Code).
- B. Pre-Selected Agenda Items
- C. Briefings
  - C.1 Downtown Austin Plan Implementation Briefing.
- D. Council Items of Interest
- E. Council Discussion
  - E.1 Discuss issues related to the appointment of a new City Auditor.
  - E.2 Discuss issues related to the transition from a seven member council to an eleven member council.

**Consent**

**Approval of Minutes**

1. Approve the minutes of the Austin City Council work session of October 21, 2014 and the regular meeting of October 23, 2014.

**Austin Water Utility**

2. Authorize the negotiation and execution of a cost participation agreement with TRANSWESTERN to reimburse the developer in an amount not to exceed \$222,531 for costs associated with the design and construction of an oversized water main and appurtenances related to Service Extension Request No. 3393 to serve the East Sixth Street mixed-use development located at 1601 E. 6th Street.
3. Authorize the negotiation and execution of a cost participation agreement with MARKETPLACE REAL ESTATE GROUP, LLC to reimburse the developer in an amount not to exceed \$302,661 for costs associated with the design and construction of an oversized wastewater main and appurtenances

related to Service Extension Request No. 3429 to serve the Finspeed warehouse development located at 12801 FM 812.

4. Approve Service Extension Request No. 3406 for water service to a 25.5 acre tract at 11900 Buckner Road located within the Drinking Water Protection Zone, the City's limited purpose jurisdiction, and Austin Water Utility's service area.
5. Approve Service Extension Request No. 3407 for wastewater service to a 25.5 acre tract at 11900 Buckner Road located within the Drinking Water Protection Zone, the City's limited purpose jurisdiction, and Austin Water Utility's service area.

### **City Clerk**

6. Approve an ordinance amending City Code Section 2-5-13 relating to the number of votes necessary to pass an ordinance on more than one reading.
7. Approve an ordinance amending City Code Section 2-5-71 relating to the beginning date for the regular term of a councilmember.

### **Code Compliance**

8. Approve an ordinance amending City Code Title 2 (Administration) to create an administrative hearing process for certain City Code violations.

### **Contract Management**

9. Authorize negotiation and execution of a construction manager-at-risk contract with HENSEL PHELPS CONSTRUCTION COMPANY for the Austin-Bergstrom International Airport terminal/apron expansion and improvements project in preconstruction phase services for the amount of \$1,720,000 with \$86,000 contingency for a total contract amount not to exceed \$1,806,000.  
( Notes: This contract will be awarded in compliance with 49 CFR Part 26, Disadvantaged Business Enterprise Program (DBE) by meeting the DBE Goal of 9.63% for the preconstruction phase services. Prior to entering into the construction phase, the City will establish DBE goals for construction and the Construction Manager-at-Risk will submit a compliance plan meeting the construction goals or documentation detailing their Good Faith Efforts to meet the established goals. )
10. Authorize negotiation and execution of a professional services agreement with HARUTUNIAN ENGINEERING, INC., (staff recommendation) or one of the other qualified responders to Request For Qualifications Solicitation No. CLMP152, to provide engineering services for Supervisory Control and Data Acquisition system upgrades at the Ullrich Water Treatment Plant in an amount not to exceed \$2,000,000.

( Notes: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). No goals were established for this solicitation. )

11. Authorize the negotiation and execution of a construction contract with OSCAR RENDA CONTRACTING for the Waller Creek Tunnel Project 8th Street Creek Side Inlet Facility Rebid in the amount of \$5,213,382 plus a \$260,670 contingency, for a total contract amount not to exceed \$5,474,052. ( Notes: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 6.27% MBE and 1.92% WBE participation. )

### **Health and Human Services**

12. Authorize negotiation and execution of a 12-month contract with FRONT STEPS, INC., Austin, for the maintenance and operation of the Austin Resource Center for the Homeless in an amount not to exceed \$313,922 for the period of October 1, 2014 through September 30, 2015, with three 12-month renewal options in an amount not to exceed \$345,314 per renewal term, for a total contract amount not to exceed \$1,349,864.
13. Approve negotiation and execution of Amendment No. 2 for a 12-month renewal of the interlocal agreement for early childhood services with TRAVIS COUNTY in an amount not to exceed \$250,000 with two 12-month extension options not to exceed \$250,000 each, for a total contract amount not to exceed \$1,000,000.

### **Human Resources**

14. Approve a resolution confirming the re-appointment of Herbert Martinez to the Firefighters', Police Officers' and Emergency Medical Services Personnel Civil Service Commission for a term expiring November 1, 2017.

### **Management Services**

15. Approve an ordinance setting the council meeting schedule for calendar year 2015.

### **Office of Real Estate Services**

16. Authorize negotiation and execution of all documents and instruments necessary or desirable to sell two tracts of land totaling approximately 215.436 acres out of and a part of the R.G. Anderson Survey in Williamson and Travis Counties, Texas, known locally as 15700 Anderson Mill Road, to the CITY OF CEDAR PARK, TEXAS, for the amount of \$4,100,000.
17. Authorize the negotiation and execution of a 60-month lease renewal for

1,000 square feet of office warehouse space for the Environmental Resource Management Division of the Watershed Protection Department, located at 720 Bastrop Highway, Suite 218, Austin, Texas with BASTROP BUSINESS PARK, LP, in an amount not to exceed \$56,400.

### **Planning and Development Review**

18. Approve an ordinance amending City Code Chapter 9-2 relating to permitting requirements for non-peak hour concrete installation within portions of the Central Business District (CBD), Downtown Mixed Use (DMU), and Public (P) zoning districts.

### **Police**

19. Authorize negotiation and execution of an interlocal agreement for booking and related services between the City and Travis County in the amount of \$6,579,495 for Fiscal Year 2014-2015.

### **Purchasing Office**

20. Approve Amendment No. 5 to the contract with GRAINGER, INC., to purchase additional industrial supplies and equipment for various City departments, for an amount not to exceed \$2,000,000, for a revised total contract amount not to exceed \$13,615,360.  
( Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract. )
21. Authorize award and execution of a 24-month service contract with TECHLINE, INC, for the purchase of network protector rebuild services for Austin Energy, in an amount not to exceed \$10,171,220, with three 12-month extension options in an amount not to exceed \$5,085,610 per extension option, for a total contract amount not to exceed \$25,428,050.  
( Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation. )
22. Authorize award and execution of a 12-month requirements supply contract with ESI ACQUISITION, INC. for the purchase of WebEOC software, maintenance, and support for the Emergency Operations Center in an amount not to exceed \$27,070, with four 12-month extension options in amounts not to exceed \$15,522 for the first option, \$15,988 for the second option, \$16,468 for the third option and \$16,468 for the fourth option, for a total contract amount not to exceed \$91,516.  
( Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise

Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract. )

23. Authorize negotiation and execution of a 50-year operations and management license agreement with four ten-year extension options with DECKER LAKE GOLF, LLC to provide funding, design, development, management and maintenance services for a golf course at Walter E. Long Metropolitan Park.  
( Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract. )
24. Authorize award, negotiation, and execution of a 36 month contract with INNOVYZE, INC. for annual maintenance of water and wastewater system modeling software, including a wastewater system model software version transition fee, in an amount not to exceed \$81,479.  
( Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract. )

### **Treasury Office**

25. Approve a resolution adopting the City of Austin Fiscal Year 2014-15 Investment Policy.

### **Item(s) from Council**

26. Approve appointments and certain related waivers to citizen boards and commissions, to Council subcommittees and other intergovernmental bodies and removal and replacement of members.
27. Approve the waiver of the right-of-way closure notice requirements, the security deposit requirement, and certain fees and authorize payment of certain costs under City Code Chapter 14-8 for the City co-sponsored 2014 Veterans Day Parade with Travis County Veterans Service Office, which is to be held on Tuesday, November 11, 2014 from the Ann Richards Congress Avenue Bridge to the Capitol Building.  
( Notes: SPONSOR: Mayor Lee Leffingwell CO 1: Mayor Pro Tem Sheryl Cole CO 2: Council Member Kathie Tovo )
28. Approve an ordinance waiving certain fees and requirements for the Austin Civic Wind Ensemble event sponsored by Austin Civic Wind Ensemble which is to be held on Saturday, November 1, 2014 at the George Washington Carver Museum and Cultural Center.  
( Notes: SPONSOR: Council Member Kathie Tovo CO 1: Council Member Laura Morrison CO 2: Council Member Mike Martinez )

29. Approve a resolution initiating amendments to City Code Chapters 8-1 and 9-2 relating to the issuance of amplified sound permits for large-scale events held on city parkland.  
( Notes: SPONSOR: Council Member Laura Morrison CO 1: Council Member Mike Martinez CO 2: Council Member Kathie Tovo )
30. Approve a resolution directing the City Manager to explore civic crowdfunding opportunities, take the appropriate steps to conduct a pilot program, and establish a fund for the Neighborhood Partnering Program.  
( Notes: SPONSOR: Mayor Pro Tem Sheryl Cole CO 1: Council Member William Spelman )

#### **Item(s) to Set Public Hearing(s)**

31. Set a public hearing to consider an ordinance amending the Austin Bicycle Master Plan (Suggested date and time: November, 6, 2014 at 4:00 p.m., Austin City Hall, Council Chambers, 301 W. Second Street, Austin, Texas)
32. Set a public hearing to consider an ordinance repealing and replacing City Code Chapter 25-12, Article 4 (Electrical Code) to adopt the 2014 National Electrical Code and adopting certain local amendments to the Electrical Code. (Suggested date and time: November 20, 2014, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.)

#### **Non-Consent**

##### **Executive Session**

33. Discuss legal issues related to the transition to electing the council from single-member districts (Private consultation with legal counsel - Section 551.071 of the Government Code).
34. Discuss legal issues related to the November 2014 election (Private consultation with legal counsel - Section 551.071 of the Government Code).
35. Discuss legal issues related to Open Government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).

##### **Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

36. NPA-2014-0020.01 - St. Elmo's Market and Lofts - Conduct a public hearing and approve an ordinance amending the South Congress Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 113 Industrial Boulevard, 4323 South Congress Avenue and the 4300 Block of Willow Springs Road (East Bouldin Creek

Watershed; Williamson Creek Watershed) from Industry to Mixed Use land use. Staff Recommendation: To deny Mixed Use land use. Planning Commission Recommendation: To grant Mixed Use land use. Owner: JFP Industrial Interests, Inc. (William Levihn-Coon). Applicant: GFD Holdings, LLC (Brandon Bolin). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Maureen Meredith, 512-974-2695.

37. C14-2014-0034 - St. Elmo's Market and Lofts - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 113 Industrial Boulevard, 4323 South Congress Avenue and the 4300 Block of Willow Springs Road (East Bouldin Creek Watershed; Williamson Creek Watershed) from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning, limited industrial services-neighborhood plan (LI-NP) combining district zoning and limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation: To deny limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, with conditions. Owner/Applicant: GFD Holdings, LLC (Brandon Bolin). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 512-974-7719.
38. C14-2014-0011 - Garza Ranch - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 3800 Ben Garza Lane and 6313 South MoPac Expressway (Williamson Creek Watershed-Barton Springs Zone) from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning, to change a condition of zoning. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed on October 28, 2014. Owner/Applicant: Rancho Garza, Ltd. (Ron White). Agent: Cunningham-Allen, Inc. (Jana Rice). City Staff: Wendy Rhoades, 512-974-7719.
39. C14-2014-0027 - ACE Discount Glass - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6308 Spicewood Springs Road (Bull Creek Watershed) from interim-rural residence (I-RR) district zoning to general commercial services-mixed use (CS-MU) combining district zoning for Tract 1 and commercial recreation (CR) district zoning for Tract 2. Staff recommendation: To grant townhouse & condominium residence-conditional overlay (SF-6-CO) combining district zoning. Zoning and Platting Commission Recommendation: To be reviewed on November 4, 2014. Owner/Applicant: ACE Discount Glass, Inc., ACE Auto Salvage (Roy

Cavanaugh). Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.).  
City Staff: Sherri Sirwaitis, 512-974-3057.

40. C14-2014-0088 - 1023 Springdale - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1023 Springdale Road (Walnut Creek Watershed; Tannehill Branch Watershed, Boggy Creek Watershed) from rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district zoning and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning. Staff Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, with conditions. Planning Commission Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, with conditions. Owner: Springdale Partners, LTD (Sid Orton). Applicant: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512-974-2122.
41. C14-2014-0099 - 1500 S Pleasant Valley Road - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1500 South Pleasant Valley Road (Lady Bird Lake Watershed; Country Club West Watershed) from East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to amend the East Riverside Corridor Regulating Plan to change the subdistrict designation, modify a transit hub boundary, and specify eligibility and a maximum development bonus height. Staff Recommendation: To change the subdistrict designation from Neighborhood Mixed Use to Corridor Mixed Use, to include the subject tract in the Pleasant Valley Transit Plaza hub boundary, and to designate the property eligible for participation in the development bonus program and a maximum bonus height of 65 feet. Planning Commission Recommendation: To forward to Council without a recommendation. Owner: 1500 SPV LLC (Colin Brothers). Applicant: Drenner Group, P.C. (Stephen Rye). City Staff: Lee Heckman, 512-974-7604.
42. C814-89-0006.05 - Canyon Ridge Phase B PUD Amendment #5 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8110 F.M. 2222 Road (West Bull Creek Watershed) from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning, to change a condition of zoning. Staff Recommendation: Pending. Zoning and Platting Commission Recommendation: Withdrawn by applicant on October 7, 2014. Owner/Applicant: CSGM Canyon Ridge, L.P. (Jesse McBay). Agent: Cunningham-Allen, Inc. (Jana Rice). City Staff: Sherri Sirwaitis, 512-974-3057.

### **Public Hearings and Possible Actions**

43. Conduct a public hearing and approve a resolution pursuant to Section 2306.67071, Texas Government Code and Section 10.204(4), Texas Administrative Code, for an application to be submitted to the Texas Department of Housing and Community Affairs by TIMBERS CLAYTON 104 APARTMENTS, L.P., an affiliate of the Cesar Chavez Foundation, to finance the acquisition and rehabilitation of the Timbers Apartments at 1034 Clayton Lane with non-competitive Low Income Housing Tax Credits.
44. Conduct a public hearing and consider approval of an ordinance amending City Code Title 25 related to safe, mixed income, accessible, and reasonably priced transit-oriented housing.
45. Conduct a public hearing regarding the full purpose annexation of the Braker Valley annexation area (approximately 375 acres in northeastern Travis County at the northeast corner of the intersection of Blue Goose Road and Cameron Road).
46. Conduct a public hearing regarding the full purpose annexation of the Bridge Point Parkway annexation area (approximately 71 acres in Travis County west of Capital of Texas Highway, approximately one quarter mile south of the intersection of City Park Road and Bridge Point Parkway).
47. Conduct a public hearing regarding the full purpose annexation of the City of Austin FM 812 Landfill annexation area (approximately 422 acres in southeastern Travis County at the southwest corner of the intersection of Bursleson Road and FM 973).
48. Conduct a public hearing regarding the full purpose annexation of the Landmark Conservancy annexation area (approximately 23 acres in southwestern Travis County south of Old Bee Caves Road, approximately 130 feet east of the intersection of State Highway 71 and Old Bee Caves Road).
49. Conduct a public hearing regarding the full purpose annexation of the Parke North annexation area (approximately 49 acres in western Travis County west of FM 620, approximately two miles north of the intersection of FM 620 and FM 2222).
50. Conduct a public hearing regarding the full purpose annexation of the Stonecreek Ranch annexation area (approximately 10 acres in southern Travis County north of Slaughter Lane, approximately 2,100 feet east of the intersection of IH 35 South and Slaughter Lane).
51. Conduct a public hearing regarding the full purpose annexation of the Vistas of Austin annexation area (approximately 152 acres in southern Travis County south of Old Lockhart Road, approximately 1,920 feet east of the intersection of Old Lockhart Road and Bradshaw Road).

52. Conduct a public hearing and consider action on the CodeNEXT Code Approach Alternatives and Annotated Outline.
53. Conduct a public hearing and consider a request by Success Foods Management Group LLC d/b/a Torchy's Tacos, located at 1822 South Congress Avenue, Austin, Texas, to waive the distance requirement of City Code Section 4-9-4(A), which requires a minimum of 300 feet between a business that sells alcoholic beverages and a school.
54. Conduct a public hearing and consider an ordinance amending City Code Chapter 25-6 to allow metered parking spaces to be counted towards the minimum off-street parking required for non-residential uses.

## Adjourn

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Cualquier persona puede solicitar servicios de intérprete en español comunicándose con la oficina del Secretario/a Municipal a no más tardar de veinte y cuatro horas antes de la hora determinada para el asunto sobre el cual la persona desea comentar. Por favor llame al (512) 974-2210 con anticipo o informe al personal del Secretario/a Municipal presente en la sesión del Consejo.