



AUSTIN CITY COUNCIL WORK SESSION

Tuesday, August 11, 2015

The Austin City Council will convene at 9:00 AM on
Tuesday, August 11, 2015 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Steve Adler

Mayor Pro Tem Kathie Tovo, District 9

Council Member Ora Houston, District 1

Council Member Delia Garza, District 2

Council Member Sabino “Pio” Renteria, District 3

Council Member Gregorio Casar, District 4

Council Member Ann Kitchen, District 5

Council Member Don Zimmerman, District 6

Council Member Leslie Pool, District 7

Council Member Ellen Troxclair, District 8

Council Member Sheri Gallo, District 10

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 legal issues related to Open Government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
- A.2 Discuss legal issues related to Public Utility Commission of Texas Docket No. 42857, Petition by North Austin Municipal Utility District No. 1, Northtown Municipal Utility District, Travis County Water Control and Improvement District No. 10, and Wells Branch Municipal Utility District appealing the wholesale water and wastewater rates of the City of Austin (Private consultation with legal counsel - Section 551.071 of the Government Code).
- A.3 Discuss legal issues related to Public Utility Commission of Texas Docket No. 44010, Petition by the Ratepayers of the River Place water and wastewater systems appealing the retail water and wastewater rates of the City of Austin (Private consultation with legal counsel - Section 551.071 of the Government Code).
- A.4 Discuss legal issues related to The Grove at Shoal Creek Planned Unit Development zoning case (Private consultation with legal counsel - Section 551.071 of the Government Code).

B. Pre-Selected Agenda Items

C. Briefings

D. Council Items of Interest

E. Council Discussion

- E.1 Discussion regarding implementation steps by the Development Services and Planning and Zoning Departments to improve the delivery of planning and development services.
- E.2 Discussion regarding the operating procedures of the city council and of council committees.
- E.3 Discussion regarding the procurement process used for solicitation of

vendors selected for a rotation list project.

Consent

Approval of Minutes

1. Approve the minutes of the Austin City Council work session of August 4, 2015, regular meeting of August 6, 2015, and budget work sessions of August 10, 2015 and of August 12, 2015.

Aviation

2. Authorize execution of a lease agreement with Highstar Capital IV, L.P. for up to 30 acres of land at Austin-Bergstrom International Airport to improve, operate, and maintain a limited services airport terminal for a 30-year term with two five-year extensions.

Contract Management

3. Authorize negotiation and execution of a professional services agreement with the following five staff recommended firms, or other qualified responders as selected by Council, to Request for Qualifications Solicitation No. CLMP174: FREESE & NICHOLS, INC.; ESPEY CONSULTANTS, INC. dba RPS; LOCKWOOD, ANDREWS & NEWNAM, INC.; HDR ENGINEERING, INC.; and BROWN & GAY ENGINEERS, INC., for engineering services for the 2015 Watershed Engineering Flood Hazard Mitigation Rotation List for an estimated period of five years or until financial authorization is expended, with the total contract amount not to exceed \$10,000,000 divided among the five firms, or if additional qualified responders are selected, a total contract amount not to exceed \$15,000,000 divided among the selected firms.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9B Minority Owned and Women Owned Business Enterprise Procurement Program by meeting the goals with 15.80% MBE and 15.80% WBE participation.)

Planning and Zoning

4. Approve an ordinance on second and third reading adopting an amendment to the Agreement Concerning Creation and Operation of Winfield Municipal Utility Districts Nos. 1, 2, 3 and 4 ("Winfield" now renamed as "Sunfield") concerning the requirements and restrictions of the water district, which includes approximately 575 acres and is located east of IH 35 along the Travis and Hays County line south of Turnersville Road in Austin's limited purpose jurisdiction. Related to Items #5 and #12.
5. Approve an ordinance on second and third reading adopting the first amended and restated Strategic Partnership Agreement between the City and the Sunfield Municipal Utility District No. 2 (previously named "Winfield Municipal Utility District No. 2") concerning the requirements and restrictions of the water district, which includes approximately 575 acres and is located east of IH 35 along the Travis and Hays County line south of Turnersville Road in Austin's limited purpose jurisdiction.

Related to Items #4 and #12.

6. CD-2015-0009 - Approve the baseline site development standards for determining development bonuses and the trigger for affordable housing in The Grove at Shoal Creek Planned Unit Development.

Item(s) from Council

7. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies and removal and replacement of members.
8. Approve an ordinance authorizing the payment or reimbursement of certain fees and costs for the 2nd Annual Austin Duck Derby event sponsored by the Austin Boys and Girls Clubs Foundation, which was held Saturday, August 8, 2015 at Lady Bird Lake.
(Notes: SPONSOR: Council Member Gregorio Casar CO 1: Council Member Delia Garza CO 2: Mayor Steve Adler CO 3: Council Member Sabino "Pio" Renteria)
9. Approve a resolution related to short-term rentals.
(Notes: SPONSOR: Council Member Sheri Gallo CO 1: Mayor Steve Adler CO 2: Council Member Ann Kitchen CO 3: Council Member Ellen Troxclair)
10. Approve an ordinance amending City Code Chapter 2-1 to create a Bond Oversight Commission to replace the Economic and Capital Budget Joint Committee.
(Notes: SPONSOR: Council Member Sheri Gallo CO 1: Council Member Ellen Troxclair CO 2: Council Member Ora Houston CO 3: Council Member Don Zimmerman)
11. Approve an ordinance waiving or reimbursing certain fees and waiving certain requirements for the Garden Party sponsored by Community Yoga Austin which is taking place Sunday, September 27, 2015 at Fiesta Gardens.
(Notes: SPONSOR: Mayor Steve Adler CO 1: Council Member Delia Garza CO 2: Council Member Leslie Pool CO 3: Council Member Sabino "Pio" Renteria CO 4: Council Member Sheri Gallo)

Non-Consent

Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)

12. C814-2014-0083 - Sunfield PUD - District 5 - Approve second and third readings of an ordinance amending City Code Chapter 25-2 by zoning property locally known as 1901 Turnersville Road, at the southwest corner of Turnersville Road and South Turnersville Road (Rinard Creek Watershed; Plum Creek Watershed; Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to planned unit development (PUD) district zoning. First Reading approved on June 11, 2015. Vote 11-0. Owner/Applicant: A&M Option 541, LLC; 2428 Partners, LLC (Richard Mildner). Agent: Coats Rose (Pamela Madere). City Staff: Wendy Rhoades, 512-974-7719. Related to Items #4 and #5.
13. C14-2014-0136 – Cameron Apartments – District 1 – Approve second and third

readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known 9201 Cameron Road (Little Walnut Creek Watershed) from limited industrial services (LI) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. First Reading approved on June 11, 2015. Vote: 11-0. Owner: FSI Cameron Crossing, LP (Philip Capron). Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122.

14. C14-2014-0150 – Whiddon .85 – District 5 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4102 Manchaca Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to limited office-mixed use-conditional overlay (LO-MU-CO) combining district zoning. First Reading approved on June 11, 2015. Vote: 11-0. Owner/Applicant: Mitchell Whiddon. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Jerry Rusthoven, 512-974-3207.

10:00 AM - Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)

15. NPA-2015-0005.01 - Montopolis Alcala Family - District 3 - Conduct a public hearing and approve an ordinance amending Ordinance No. 20010927-05, the Montopolis 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 1318 Montopolis Drive (Carson Creek Watershed) from commercial land use to single family land use. Staff Recommendation: To grant single family land use. Planning Commission Recommendation: To grant single family land use. Owner/Applicant: Johnny Hyde. Agent: Michael Jo Newman. City Staff: Maureen Meredith, 512-974-2695.
16. C14-2015-0058 – Montopolis Alcala Family – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1318 Montopolis Drive and 1306 Vargas Road (Carson Creek Watershed) from community commercial-neighborhood plan (GR-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Staff Recommendation: To grant family residence-neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-neighborhood plan (SF-3-NP) combining district zoning. Owner/Applicant: Johnny Hyde. Agent: Michael Jo Newman. City Staff: Wendy Rhoades, 512-974-7719.
17. NPA-2015-0007.01 - 8130 North Lamar - District 4 - Conduct a public hearing and approve an ordinance amending Ordinance No. 000629-106, the North Austin Civic Association 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 8130 North Lamar Boulevard (Little Walnut Creek Watershed) from commercial land use to mixed use land use. Staff Recommendation: To grant mixed use land use. Planning Commission Recommendation: To grant mixed use land use. Owner/Applicant: 8130 North Lamar, LLC (Paul Terrill). Agent: Holt Planners (David B. Holt, Jr.). City Staff: Maureen Meredith, 512-974-2695.

18. C14-2015-0059 – 8130 North Lamar – District 4 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8130 North Lamar Boulevard (Little Walnut Creek Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Owner: 8130 North Lamar, LLC (Paul Terrill). Applicant/Agent: Holt Planners (David Holt). City Staff: Sherri Sirwaitis, 512-974-3057.
19. NPA-2015-0016.01 - Shady Lane Mixed Use - District 3 - Conduct a public hearing and approve an ordinance amending Ordinance No. 030327-12, the Govalle/Johnston Terrace 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 500 Shady Lane (Colorado River Watershed) from industry land use to mixed use land use. Staff Recommendation: To grant mixed use land use. Planning Commission Recommendation: To be reviewed on August 11, 2015. Owner/Applicant: 600 Shady Lane, Ltd. (Jimmy Nassour). Agent: Alice Glasco Consultant (Alice Glasco) City Staff: Maureen Meredith, 512-974-2695.
20. C14-2015-0043 – Shady Lane Mixed Use – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 500 Shady Lane (Colorado River Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-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 be reviewed on August 11, 2015. Owner: 600 Shady Lane LTD (Jimmy Nassour). Agent: Glasco Consulting (Alice Glasco). City Staff: Heather Chaffin, 512-974-2122. A valid petition has been filed in opposition to this rezoning request.
21. NPA-2015-0026.01 - Georgian Retail - District 4 - Conduct a public hearing and approve an ordinance amending Ordinance No. 20100624-110, the North Lamar 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 9310 Georgian Drive (Little Walnut Creek Watershed) from neighborhood commercial land use to mixed use land use. Staff Recommendation: To deny mixed use land use. Planning Commission Recommendation: Case withdrawn by Applicant. Owner/Applicant: Amir Hossein Botocinngi. Agent: Lenworth Consulting, LLC (Nash Gonzales). City Staff: Maureen Meredith, 512-974-2695.
22. C14-2015-0022 – Georgian Retail – District 4 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9310 Georgian Drive (Little Walnut Creek Watershed) from neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning to community commercial-mixed use-

neighborhood plan combining (GR-MU-NP) combining district zoning. Staff recommendation: To deny community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Planning Commission Recommendation: Case withdrawn by Applicant. Owner: Amir Hossein Botoeinngi. Applicant/Agent: Lenworth Consulting, LLC (Nash Gonzales). City Staff: Sherri Sirwaitis, 512-974-3057.

23. NPA-2015-0027.01 - Parandian Rezoning - District 10 - Conduct a public hearing and approve an ordinance amending Ordinance No. 20100923-102, the Central West Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map on property locally known as 1506 West 34th Street (Shoal Creek Watershed) from single family land use to neighborhood mixed use land use. Staff Recommendation: To approve mixed use/office land use. Planning Commission Recommendation: To be reviewed on September 8, 2015. Owner/Applicant: Farshid and Jennifer Parandian. Agent: Sneed, Vine, & Perry (Robert Kleeman). City Staff: Maureen Meredith, 512-974-2695.
24. C14-2015-0023 – Parandian Rezoning – District 10 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1506 W 34th Street (Shoal Creek Watershed) from single family residence district-neighborhood plan (SF-3-NP) combining district zoning to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Staff Recommendation: To grant limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on September 8, 2015. Owner/Applicant: Jennifer and Farshid Parandian. Agent: Sneed, Vine & Perry, P.C. (Robert Kleeman). City Staff: Tori Haase, 512-974-7691.
25. C14-2014-0186 – Hopper-Finley Tract – District 7 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2500 South Heatherwilde Boulevard (Harris Branch Watershed) from development reserve (DR) district zoning to single family residence-small lot (SF-4A) district zoning for Tract 1, multifamily residence-moderate-high density (MF-4) district zoning for Tract 2 and community commercial (GR) district zoning for Tract 3. Staff Recommendation: To grant single family residence-small lot (SF-4A) district zoning for Tract 1, multifamily residence-moderate-high density (MF-4) district zoning for Tract 2 and community commercial (GR) district zoning for Tract 3. Zoning and Platting Commission Recommendation: To be reviewed on August 18, 2015. Owner/Applicant: Finley Company (Tim Finley). Agent: Jones and Carter, Inc. (Gemsong Ryan, P.E.). City Staff: Sherri Sirwaitis, 512-974-3057.
26. C14-2014-0193 – MMK Ventures, LLC – District 7 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1601 Cedar Bend Drive (Walnut Creek Watershed) from rural residence (RR) district zoning to single-family residence-small lot (SF-4A) district zoning. Staff Recommendation: To grant single-family residence-small lot-conditional overlay combining (SF-4A-CO) district zoning. Zoning and Platting Commission Recommendation: To be reviewed on August 18, 2015. Owner/Applicant: MKM Hotel Group, LLC (Saeed Minhas). Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.). City Staff: Sherri Sirwaitis, 512-974-3057.

27. C14-2015-0001 – Marlo Heights Rezoning – District 1 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4905, 5001, and 5003 Pecan Springs Road (Fort Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence-low density-neighborhood plan (MF-2-NP) combining district zoning. Staff Recommendation: To grant multifamily residence-low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district zoning for Tract 1, and townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning for Tract 2.. Planning Commission Recommendation: To be reviewed August 25, 2015. Owner: Luke Ellis. Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen). City Staff: Heather Chaffin, 512-974-2122.
28. C14-2015-0003A – South IH-35 Mixed Use Apartment Community – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6900 and 6940 South IH 35 Service Road Southbound; 504, 600, 606 and 700 Chaparral Road (Williamson Creek Watershed; South Boggy Creek Watershed) from general commercial services (CS) district zoning, community commercial-conditional overlay (GR-CO) combining district zoning, neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district zoning and single family residence-standard lot (SF-2) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning for Tract 1 and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 2. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning for Tract 1, and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning, neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district zoning and single family residence-standard lot (SF-2) district zoning for Tract 2. Zoning and Platting Commission Recommendation: To be reviewed on August 18, 2015. Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long). Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Wendy Rhoades, 512-974-7719.
29. C14-2015-0003B – South IH-35 Mixed Use Apartment Community – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 701 and 709 Chaparral Road (South Boggy Creek Watershed) from general commercial services (CS) district zoning, family residence (SF-3) district zoning and single family residence-standard lot (SF-2) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning for Tract 1 and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 2. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning for Tract 1 and neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district zoning for Tract 2. Zoning and Platting Commission Recommendation: To be reviewed on August 18, 2015. Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long). Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Wendy Rhoades, 512-974-7719. A valid petition has been filed in opposition to this rezoning request.
30. C14-2015-0019 - 5306 Samuel Huston - District 1 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property

locally known as 5306 Samuel Huston Avenue (Fort Branch Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Staff Recommendation: To grant townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning. Planning Commission Recommendation: To deny townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning. Owner: Polis Properties LLC (Chris Peterson). Agent: Civiltude, LLC (Candace Craig). City Staff: Heather Chaffin, 512-974-2122.

31. C14-2015-0031.SH - Azul 620 - District 6 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 11411 North FM 620 Road (Bull Creek Watershed) from development reserve (DR) district zoning to multifamily residence-limited density (MF-1) district zoning. Staff Recommendation: Case withdrawn by Applicant. Owner: Judy and Fred Helms, Kathy and Donald Gross. Applicant/Agent: DMA Development Company, LLC (Janine Sisak). City Staff: Sherri Sirwaitis, 512-974-3057.
32. C14-2015-0049 – Davis Rezoning – District 10 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8115 Two Coves Drive (West Bull Creek Watershed; Coldwater Creek Watershed) from development reserve (DR) district zoning to rural residence-conditional overlay (RR-CO) combining district zoning. Staff Recommendation: To grant rural residence-conditional overlay (RR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant rural residence-conditional overlay (RR-CO) combining district zoning. Owner/Applicant: Jilynn Davis. Agent: Heather Jones. City Staff: Tori Haase, 512-974-7691.
33. C14-2015-0051 – Techridge Phase IV and Phase V – District 7 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 14209 ½ North Interstate Highway-35 Service Road Northbound (Walnut Creek Watershed; Harris Branch Watershed) from general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning to multifamily residence-moderate-high density (MF-4) district zoning. Staff Recommendation: To grant multifamily residence-moderate-high density (MF-4) district zoning. Zoning and Platting Commission Recommendation: To grant multifamily residence-moderate-high density (MF-4) district zoning. Owner/Applicant: Tech Ridge Spectrum B.C., L.P. Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P. (Mary Stratmann). City Staff: Sherri Sirwaitis, 512-974-3057.
34. C14-2015-0054 – 901 East – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 901 and 917 East 6th Street (Waller Creek Watershed) from transit oriented district-neighborhood plan (TOD-NP) combining district zoning to transit oriented district-central urban redevelopment district-neighborhood plan (TOD-CURE-NP) combining district zoning. Staff Recommendation: To grant transit oriented development-central urban redevelopment district-conditional overlay-neighborhood plan (TOD-CURE-CO-NP) combining district zoning. Planning Commission Recommendation: To grant transit oriented district-central urban redevelopment district-conditional overlay-neighborhood plan (TOD-CURE-CO-NP) combining district zoning. Owner: Osten Hall, LLC (Richard Kooris). Agent:

Land Use Solutions (Michele Haussmann). City Staff: Heather Chaffin, 512-974-2122.

35. C14-2015-0056 – 8240 N. Mopac Rezoning – District 10 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8240 North Mopac Expressway (Shoal Creek Watershed) from limited office (LO) district zoning to neighborhood commercial (LR) district zoning. Staff Recommendation: To grant neighborhood commercial (LR) district zoning. Zoning and Platting Commission Recommendation: To grant neighborhood commercial (LR) district zoning. Owner: Lapeer Properties, Inc. (Luke Wood). Applicant/Agent: Thrower Design (A. Ron Thrower). City Staff: Sherri Sirwaitis, 512-974-3057.
36. C14-2015-0060 – Onion Creek Commercial – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 2201 Onion Creek Parkway (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Owner/Applicant: WG Onion Creek Land, LP (Colin Armstrong). (Darlene Louk). Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch). City Staff: Wendy Rhoades, 512-974-7719.
37. C14-2015-0063 – Capella Storage – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2525 South Interstate-35 Service Road, North (Country Club Creek Watershed) from general retail-neighborhood plan (GR-NP) combining district zoning to commercial services-neighborhood plan (CS-NP) combining district zoning. Staff Recommendation: To grant commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning. Planning Commission Recommendation: To grant commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning. Owner/Applicant: Super Success, Inc./Mohan Patel Agent: Don Pool City Staff: Andrew Moore, 512-974-7604.
38. C14-2015-0064 – Martin T. Moser Subdivision Rezoning – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 10307 Old San Antonio Road (Onion Creek Watershed) from single family residence-standard lot (SF-2) district zoning to multifamily residence-low density (MF-2) district zoning. Staff Recommendation: To grant multifamily residence-low density (MF-2) district zoning. Zoning and Platting Commission Recommendation: To grant multifamily residence-low density (MF-2) district zoning. Owner/Applicant: Rebecca L. Euers. Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-974-7719.
39. C14-2015-0066 – Big State Electric – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 7101 Burleson Road (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to limited industrial services (LI) district zoning. Staff Recommendation: To grant limited industrial services (LI) district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial services (LI) district zoning. Owner/Applicant: BSE Investments, LLC (Vincent

Real). Agent: Southwest Engineers, Inc. (Gabriel Hovdey). City Staff: Wendy Rhoades, 512-974-7719.

40. C14-2015-0070 – Forest Park – District 8 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8504 West US Highway 290 (Williamson Creek Watershed - Barton Springs Zone) from rural residential-neighborhood plan (RR-NP) combining district zoning to neighborhood commercial -neighborhood plan (LR-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. Owner/Applicant: Gerald Powell. Agent: Gerald Powell. City Staff: Andrew Moore, 512-974-7604.
41. C14-2015-0071 – Bratton Lane Industrial Property – District 7 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 16501 Bratton Lane (Gilleland Creek Watershed) from single family residence-standard lot (SF-2) district zoning to limited industrial (LI) district zoning. Staff Recommendation: To grant limited industrial (LI) district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial (LI) district zoning. Owner: Kotel Investments, Inc. (Jeff and Rami Kotel). Applicant/Agent: New Market Real Estate (Charles Christian). City Staff: Sherri Sirwaitis, 512-974-3057.
42. C14-2015-0072 – Golf Cove Rezoning A – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 11106, 11110, 11114, 11118 and 11122 Golf Cove (Onion Creek Watershed) from interim-single family residence-standard lot (I-SF-2) district zoning to single family residence-standard lot (SF-2) district zoning. Staff Recommendation: To grant single family residence-standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence-standard lot (SF-2) district zoning. Owner/Applicant: Valley View Commercial, LLC (Mike Voticky). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-974-7719.
43. C14-2015-0075 – Golf Cove Rezoning B – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 11130 Golf Cove (Onion Creek Watershed) from interim-single family residence-standard lot (I-SF-2) district zoning to single family residence-standard lot (SF-2) district zoning. Staff Recommendation: To grant single family residence-standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence-standard lot (SF-2) district zoning. Owner/Applicant: Valley View Commercial, LLC (Mike Voticky). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-974-7719.
44. C14-2015-0079 – The Bungalows – District 7 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 13311 Burnet Road (Walnut Creek Watershed) from general office (GO) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district

zoning. Owner: Joe David Ross, Trustee. Applicant/Agent: Moncada Consulting (Phil Moncada). City Staff: Sherri Sirwaitis, 512-974-3057.

45. C14-86-103(RCT) - Greater Mt. Zion Baptist Church - District 1 - Conduct a public hearing and approve a restrictive covenant termination on property locally known as 1801 Pennsylvania Avenue (Boggy Creek Watershed). Staff Recommendation: To grant the restrictive covenant termination. Planning Commission Recommendation: To deny the restrictive covenant termination. Owner/Applicant: Greater Mt. Zion Baptist Church (David Mims Jr.). Agent: Henry H. Gilmore. City Staff: Heather Chaffin, 512-974-2122.
46. C14R-85-0023.02 – Austin Baptist Church-Kallestad Laboratories PDA Amendment – District 10 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 10010 F.M. 2222 Road (West Bull Creek Watershed) from research and development-planned development area (R&D-PDA) district zoning to research and development-planned development area (R&D-PDA) district zoning. Staff Recommendation: To grant research and development-planned development area (R&D-PDA) district zoning. Zoning and Platting Commission Recommendation: To grant research and development-planned development area (R&D-PDA) district zoning. Owner/Applicant: Austin Baptist Church. Agent: Armbrust & Brown, PLLC (Lynn Ann Carley). City Staff: Sherri Sirwaitis, 512-974-3057.
47. C14H-2015-0001 – Dedrick-Hamilton House – District 1 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 912 East 11th Street from general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district zoning to general commercial services-neighborhood conservation combining district-historic landmark-neighborhood plan (CS-H-NCCD-NP) combining district zoning. Staff Recommendation: To grant general commercial services-neighborhood conservation combining district-historic landmark-neighborhood plan (CS-H-NCCD-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant general commercial services-neighborhood conservation combining district-historic landmark-neighborhood plan (CS-H-NCCD-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-neighborhood conservation combining district-historic landmark-neighborhood plan (CS-H-NCCD-NP) combining district zoning. Applicant: City of Austin, Sandra Harkins. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.
48. C14H-2015-0006 – Lightsey-Russell House – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1805 Lightsey Road from family residence (SF-3) district zoning to family residence-historic landmark (SF-3-H) combining district zoning. Staff Recommendation: To forward to Council without a recommendation. Historic Landmark Commission Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Planning Commission Recommendation: To forward to Council without a recommendation.. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.

49. C14H-2015-0007 – Clyde and Henrietta Littlefield House – District 9 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 903 Shoal Cliff Court from multifamily residence-moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district zoning to multifamily residence-moderate-high density-historic landmark-conditional overlay-neighborhood plan (MF-4-H-CO-NP) combining district zoning. Staff Recommendation: To grant multifamily residence-moderate-high density-historic landmark-conditional overlay-neighborhood plan (MF-4-H-CO-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant multifamily residence-moderate-high density-historic landmark-conditional overlay-neighborhood plan (MF-4-H-CO-NP) combining district zoning. Planning Commission Recommendation: To forward to Council without a recommendation. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.
50. C14H-2015-0053 – Harrell-Perkins House – District 9 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 113 West 33rd Street from family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district to family residence-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Staff Recommendation: To grant family residence- historic landmark-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Applicants: Abby and Brandon Tucker, owners. City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454.

Executive Session

51. Discuss legal issues related to Open Government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
52. Discuss legal issues related to Public Utility Commission of Texas Docket No. 42857, Petition by North Austin Municipal Utility District No. 1, Northtown Municipal Utility District, Travis County Water Control and Improvement District No. 10, and Wells Branch Municipal Utility District appealing the wholesale water and wastewater rates of the City of Austin (Private consultation with legal counsel - Section 551.071 of the Government Code).
53. Discuss legal issues related to Public Utility Commission of Texas Docket No. 44010, Petition by the Ratepayers of the River Place water and wastewater systems appealing the retail water and wastewater rates of the City of Austin (Private consultation with legal counsel - Section 551.071 of the Government Code).
54. Discuss legal issues related to The Grove at Shoal Creek Planned Unit Development zoning case (Private consultation with legal counsel - Section 551.071 of the Government Code).

Public Hearings and Possible Actions

55. Conduct a public hearing and consider an appeal by Daniel Llanes, regarding the Planning Commission's approval of a variance from City Code Section 25-2-721(B)(1), which prohibits the construction of a building or parking area within the primary setback of the Waterfront Overlay in the Red Bluff Subdistrict (District 3).

Adjourn



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A person may request a Spanish language interpreter be made available by contacting the Office of the City Clerk not later than twenty-four hours before the scheduled time of the item on which the person wishes to speak. Please call (512) 974-2210 in advance or inform the City Clerk's staff present at the council meeting.

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.