



## **AUSTIN CITY COUNCIL WORK SESSION**

**Tuesday, September 08, 2015**

The Austin City Council will convene at 9:00 AM on  
Tuesday, September 08, 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. Pre-Selected Agenda Items
- B. Briefings
- C. Council Items of Interest
- D. Council Discussion
- E. Executive Session
  - E.1 Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).

**Consent**

**Approval of Minutes**

1. Approve the minutes of the Austin City Council Special Called Meeting of August 24, 2015, the Special Called Meeting of August 25, 2015, and the Budget Work Session of August 27, 2015.

**Law**

2. Approve a payment not to exceed \$154,000 for a judgment and associated costs in *Chacon v. City of Austin et al*, Cause No. 1:12-cv-226-ss, in the United States District Court for the Western District of Texas, Austin Division.

**Neighborhood Housing and Community Development**

3. Authorize the negotiation and execution of a one-year service agreement with the Austin Housing Finance Corporation to manage and operate various housing programs on the City's behalf during Fiscal Year 2015-2016 using funds received by the City from the U.S. Department of Housing and Urban Development and local housing funds in an amount not to exceed \$17,125,572.
4. Authorize the negotiation and execution of a one-year contract with BUSINESS INVESTMENT GROWTH to provide training and technical

assistance services to certified microenterprise firms in an amount not to exceed \$200,000.

5. Authorize negotiation and execution of a one-year contract with PEOPLEFUND to administer the Community Development Bank program and to support job creation and expansion of small businesses by providing loan services through PEOPLEFUND's Small Business Development Program in an amount not to exceed \$150,000.
6. Authorize negotiation and execution of a one-year contract with AUSTIN TENANTS' COUNCIL to administer the Tenants' Rights Assistance Program for community education and information about tenant protections in an amount not to exceed \$288,729.
7. Authorize negotiation and execution of a one-year contract with FAMILY ELDERCARE, INC. to fund and administer the Senior Services Program, in an amount not to exceed \$134,000.

### **Planning and Zoning**

8. 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 #9 and #15.
9. 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 #8 and #15.

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

10. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies and removal and replacement of members.
11. Approve an ordinance waiving or reimbursing certain fees for the 8th annual Lady Bird Lake Fest event sponsored by the City of Austin Cultural Arts Division, Save Barton Creek Association, Save Our Springs Alliance, and several businesses and individual donors, which is to be held Tuesday, September 22, 2015 at Fiesta Gardens for students from Sanchez and Blackshear Elementary Schools.

( Notes: SPONSOR: Council Member Ann Kitchen CO 1: Council Member Sabino "Pio" Renteria CO 2: Council Member Delia Garza CO 3: Council Member Leslie Pool )

12. Approve an ordinance waiving or reimbursing certain fees and waiving certain requirements for the Austin Civic Wind Ensemble event sponsored by Austin Civic Wind Ensemble which is to be held on Friday, October 30, 2015 at the George Washington Carver Museum and Cultural Center.  
( Notes: SPONSOR: Council Member Leslie Pool CO 1: Mayor Pro Tem Kathie Tovo CO 2: Council Member Sheri Gallo CO 3: Mayor Steve Adler CO 4: Council Member Ann Kitchen )

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

13. Set a public hearing to consider an ordinance amending the Imagine Austin Comprehensive Plan (Suggested Date and time: October 1, 2015, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).

#### **Non-Consent**

#### **Action on Item(s) with Closed Public Hearings - per City Code Section 2-5-27, additional speakers will not be registered**

14. Approve third reading of an ordinance regarding floodplain variances for the construction of an addition to an existing single family residence at 7054 Comanche Trail, which is located in the 100-year floodplain of Lake Travis (District 6). (THE PUBLIC HEARING FOR THIS ITEM WAS HELD AND CLOSED ON AUGUST 20, 2015)

#### **Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)**

15. 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, and 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 #8 and #9.
16. NPA-2014-0016.03 – Morotito's Plan – District 3 – Approve second and third readings of 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 2901 East 5th Street (Colorado River Watershed) from Single Family to Mixed Use land

use. Staff Recommendation: To grant Mixed Use land use. First Reading approved on June 11, 2015. Vote: 11-0. Owner: Michael A. Valdez. Agent: Lourdes Godoy. City Staff: Maureen Meredith, (512) 974-2695.

17. C14-2014-0194 – Morotito’s Plan – District 3 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2901 East 5th Street (Colorado River Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. First Reading approved on June 11, 2015. Vote: 11-0. Owner/Applicant: Michael A. Valdez. Agent: Lourdes Godoy. City Staff: Heather Chaffin, 512-974-2122. A valid petition has been filed in opposition to this rezoning request.
18. C14-2015-0054 – 901 East – District 3 – Approve second and third readings of 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 development-neighborhood plan (TOD-NP) combining district zoning to transit oriented development-central urban redevelopment district-conditional overlay-neighborhood plan (TOD-CURE-CO-NP) combining district zoning. First Reading approved on August 13, 2015. Vote: 11-0. Owner: Osten Hall, LLC (Richard Kooris). Agent: Land Use Solutions (Michele Haussmann). City Staff: Heather Chaffin, 512-974-2122.

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

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 grant mixed use land use. 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-condition overlay-neighborhood plan (LI-CO-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 deny 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-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. 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-2015-0017.01 – Korean United Presbyterian Church – District 7 – Conduct a public hearing and approve an ordinance amending the Crestview/Wooten 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 2000 Justin Lane (portion of) (Shoal Creek Watershed) from Civic to Multifamily land use. Staff Recommendation: To grant Multifamily land use. Planning Commission Recommendation: To grant Multifamily land use. Owner/Applicant: Korean United Presbyterian Church (Roy M. Kim). Agent: Thrower Design (A. Ron Thrower). City Staff: Maureen Meredith, 512-974-2695.
22. C14-2015-0025 – Korean United Presbyterian Church – District 7 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2000 Justin Lane (Shoal Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning. Staff Recommendation: To grant multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning. Planning Commission Recommendation: To grant multi-family residence-medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district zoning. Owner/Applicant: Korean United Presbyterian Church (Roy M. Kim). Agent: Thrower Design (Ron Thrower). City Staff: Tori Haase, 512-974-7691. A valid petition has been filed in opposition to this rezoning request.
23. NPA-2015-0029.01 – Sunrise Pharmacy – District 4 – Conduct a public hearing and approve an ordinance amending Ordinance No. 20120426-100, the St. John/Coronado Hills Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use on property locally known as 7104, 7106, 7108 Bennett Avenue (Buttermilk Creek Watershed) from Single Family to Neighborhood Mixed Use land use. Staff Recommendation: To deny Neighborhood Mixed Use land use. Planning Commission Recommendation: To grant Neighborhood Mixed land use. Owner/Applicant: 11800 Metric, Inc. (Abdul Patel). Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Maureen Meredith, 512-974-2695.
24. C14-2015-0050 – Sunrise Pharmacy – District 4 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7104, 7106 and 7108 Bennett Avenue (Buttermilk Branch Creek Watershed) from family residence-neighborhood plan (SF-3-

NP) combining district zoning to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Staff Recommendation: To deny neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Owner: 11800 Metric Inc. (Abdul Patel). Agent: Land Answers, Inc., (Jim Wittliff). City Staff: Heather Chaffin, 512-974-2122.

25. C14-79-171(RCT) – 501 E 53rd Street – District 9 – Conduct a public hearing to terminate a restrictive covenant on property locally known as 501 and 503 East 53rd Street (Waller Creek Watershed). Staff Recommendation: To grant the restrictive covenant termination. Planning Commission Recommendation: To grant the restrictive covenant termination. Owner/Applicant: 501 E 53rd Street LLC (Janet Belz). Agent: Land Use Solutions (Michele Haussmann). City Staff: Tori Haase, 512-974-7691.
26. C14-04-0004.002(RCA) – 7010-7020, 7200 Easy Wind Drive, 810 W. St. Johns Avenue – District 7 – Conduct a public hearing to amend a restrictive covenant as it relates to property locally known as 7010-7020, 7200 Easy Wind Drive, 810 West St. Johns Avenue (Waller Creek Watershed). Staff Recommendation: To grant the restrictive covenant termination, as it applies to the subject properties. Planning Commission Recommendation: To grant the restrictive covenant termination, as it applies to the subject properties. Owner/Applicant: Midtown Commons Office Center, LLC, Midtown Commons I Apartment Community, LLC, Midtown Commons II Apartment Community (Greg Merage). Agent: Kane Russell Coleman & Logan PC (Raymond J. Kane). City Staff: Tori Haase, 512-974-7691.
27. 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 grant single family residence-small lot-conditional overlay (SF-4A-CO) combining district zoning for Tract 1, multi-family residence-moderate-high density (MF-4) district zoning for Tract 2 and community commercial (GR) district zoning for Tract 3. Owner/Applicant: Finley Company (Tim Finley). Agent: Jones and Carter, Inc. (Gemsong Ryan, P.E.). City Staff: Sherri Sirwaitis, 512-974-3057.

28. 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 (SF-4A-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-small lot-conditional overlay (SF-4A-CO) combining district zoning. Owner/Applicant: MKM Hotel Group, LLC (Saeed Minhas). Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.). City Staff: Sherri Sirwaitis, 512-974-3057.
29. 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 September 8, 2015. Owner: Luke Ellis. Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen). City Staff: Heather Chaffin, 512-974-2122. A valid petition has been filed in opposition to this rezoning request.
30. 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 for Tract 2, neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district zoning for Tract 3 and single family residence-standard lot (SF-2) district zoning for Tract 4. Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning for Tract 1, community commercial-mixed use-conditional overlay

(GR-MU-CO) combining district zoning for Tract 2, limited office-mixed use-conditional overlay (LO-MU-CO) combining district zoning for Tract 3, and multifamily residence-limited density-conditional overlay (MF-1-CO) combining district zoning for Tract 4. Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long). Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Wendy Rhoades, 512-974-7719.

31. 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 grant general commercial services-conditional overlay (CS-CO) combining district zoning for Tract 1 and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 2. 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.
32. C14-2015-0017 - 5204 FM 2222 - District 10 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5204 FM 2222 Road (Bull Creek Watershed) from general office (GO) district zoning to community commercial-conditional overlay (GR-CO) combining 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: The Dudley P. Prade Testamentary Trust & Prade Family Limited Partnership, Ltd. (Phil Mockford). Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch). City Staff: Tori Haase, 512-974-7691.
33. 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: Owner: Polis Properties LLC (Chris Peterson). Agent: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512-974-2122.

34. C14-2015-0077 – 4305 Churchill Downs Drive – District 10 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4305 Churchill Downs Drive (Lake Austin Watershed) from rural residence (RR) district zoning to single family residence-large lot (SF-1) district zoning. Staff Recommendation: To grant single family residence-large lot (SF-1) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence-large lot (SF-1) district zoning. Owner/Applicant: Alicia K. Davis. Agent: Chas Architects (Bryan Jobe). City Staff: Tori Haase, 512-974-7691.
35. C14-2015-0078 – 1411 W 5th Street, 403 Paul Street – District 9 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1411 West 5th Street and 403 Paul Street (Lady Bird Lake Watershed) from 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 grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on September 8, 2015. Owner/Applicant: Matthews-Barnes Brother Investments (Duke, Danay & Rox Covert) Agent: Armbrust & Brown, PLLC (Richard Suttle). City Staff: Tori Haase, 512-974-7691.
36. C14-2015-0080 – 11200 N. Ranch Road 620 – District 6 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11200 North FM 620 Road (Lake Travis and Bull Creek Watersheds) from development reserve (DR) district zoning and community commercial-conditional overlay (GR-CO) combining district zoning to general commercial services (CS) 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: Robinson Investments (Blake Robinson). Applicant/Agent: Lenworth Consulting, LLC (Nash Gonzales). City Staff: Sherri Sirwaitis, 512-974-3057.
37. C14-2015-0081 – Rezone 2513 – District 1 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2513 East 10th Street (Boggy Creek Watershed) from limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district zoning. Staff

Recommendation: To grant neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district zoning. Owner: Guido and Lito Porto. Agent: Guido Porto. City Staff: Heather Chaffin, 512-974-2122.

38. C14-2015-0091 – 1900 Burton Drive – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1900 Burton Drive and 1901 Mariposa Drive (Lady Bird Lake Watershed) from multifamily residence-low density (MF-2) district zoning and multifamily residence- medium density (MF-3) district zoning to multifamily residence-moderate-high density (MF-4-CO) combining district zoning. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed on September 8, 2015. Owner/Applicant: Richard J. Bruggeman. Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele R. Lynch). City Staff: Andy Moore, 512-974-7604.
39. C14-2015-0096 – Goodnight Manchaca Development – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 10035 Manchaca Road (Slaughter Creek Watershed) from interim-rural residence (I-RR) 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: 10035 Manchaca Road LLC (Brandon Cash). Agent: Miller Gray (Dale Gray). City Staff: Wendy Rhoades, 512-974-7719.
40. C14H-2010-0006 – Castle Hill Historic District – District 9 – Conduct a public hearing and approve an ordinance amending Ordinance 2010930-038 establishing the Castle Hill Historic District to modify the Castle Hill Historic District Design Standards for property locally known as 614 Blanco Street. Staff Recommendation: To modify the Design Standards as proposed. Historic Landmark Commission Recommendation: To modify the Design Standards as proposed. Planning Commission Recommendation: No recommendation – no quorum vote. Applicant: City of Austin Planning and Zoning Department. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department: 512-974-6454.

### **Executive Session**

41. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).

### **Austin Housing and Finance Corporation Meeting**

- 42 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=937&doctype=Agenda>)

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

43. 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**

 *The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*

 *For assistance, please call 512-974-2210 or TTY users route through 711.*

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.