



AUSTIN CITY COUNCIL WORK SESSION

Tuesday, February 09, 2016

The Austin City Council will convene at 9:00 AM on
Tuesday, February 09, 2016 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
 - B.1 Results of the Customer Service Survey.
- C. Council Items of Interest
- D. Council Discussion
 - D.1 Discussion regarding the operating procedures of the city council and of council committees.
 - D.2 Discussion regarding the Pilot Knob PUD.
- 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).
 - E.2 Discuss legal issues related to a potential election in May 2016 concerning Transportation Network Companies and other potential ballot measures (Private consultation with legal counsel - Section 551.071 of the Government Code).
 - E.3 Discuss legal issues related to municipal obligations under Fair Housing Act as it concerns boarding homes and individuals with disabilities (Private consultation with legal counsel - Section 551.071 of the Government Code).
 - E.4 Discuss legal issues related to the Pilot Knob zoning ordinance (Ordinance No. 20151217-080) (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 regular meeting of January 28, 2016, work session of February 2, 2016, Council discussion of February 3, 2016 and regular meeting of February 4, 2016.

City Clerk

2. Adopt a citizen-initiated ordinance, supported by a petition certified sufficient on February 2, to amend the City Code, Chapter 13-2 (Ground Transportation Passenger Services) relating to regulation of Transportation Network Companies (TNCs).
3. Approve an ordinance ordering a municipal election to be held on May 7, 2016, to submit to the voters a proposed citizen-initiated ordinance, certified sufficient on February 2, relating to regulation of Transportation Network Companies; providing for the conduct of the election, including authorizing the City Clerk to enter into joint election agreements with other local political subdivisions as may be necessary for the orderly conduct of the election; and declaring an emergency.

Law

4. Authorize negotiation and execution of a legal services contract with the law firm of Jackson Walker LLP for legal services regarding the existing agreement between the City and Nacogdoches Power LLC for the purchase of biomass-generated electric power, in an amount not to exceed \$325,000.

Neighborhood Housing and Community Development

5. Approve a resolution supporting an application to be submitted by Saigebrook Development, LLC., or an affiliated entity, for low income housing tax credits from the Texas Department of Housing and Community Affairs to help finance a proposed multi-family housing development to be known as the Elysium Park Apartments, located at 3300 Oak Creek Drive (District 7).
6. Approve a resolution supporting an application to be submitted by DMA Development Company, LLC., or an affiliated entity, for low income housing tax credits from the Texas Department of Housing and Community Affairs to help finance a proposed multi-family housing development to be known as Saltillo Senior Apartments, located at 5th and Onion Street (District 3).

Planning and Zoning

7. Approve an ordinance amending Ordinance No. 20141106-088, the Garrison Park Neighborhood Plan Area Rezoning, to add conditional overlay language to one zoning district, to correct the maximum amount of impervious cover for certain sized lots and to correct the secondary apartment special use provisions for the area east of the Union Pacific railroad tracks. The corrections would: 1) add conditional overlay language to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) zoned property in Part 3; 2) change the allowable impervious cover from 25 percent to 65 percent for a lot with an area of 4,000 square feet or less in Part 6.C.; and 3)

replace the provisions of secondary apartment special use in Part 7 with standard ordinance language and the correct exhibit reference.

8. Approve second and third reading of an ordinance amending City Code Title 25 relating to approval requirements for planned unit development zoning cases.

Police

9. Approve an ordinance amending the Fiscal Year 2015-2016 Budget Stabilization Reserve Fund Operating Budget (Ordinance No. 20150908-001) to transfer out \$1,100,000 to the General Fund; amending the Fiscal Year 2015-2016 General Fund Operating Budget (Ordinance No. 20150908-001) transferring in \$1,100,000 from the Budget Stabilization Reserve Fund; and appropriating \$1,500,000, which includes \$400,000 in estimated fees, to increase expenditures in the Fiscal Year 2015-2016 Austin Police Department Operating Budget (Ordinance No. 20150908-001) for public safety support for the Spring Festival Season. Related to Item #20.

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; and amendments to board and commission bylaws.
11. Approve a resolution initiating amendments to City Code Title 25, relating to the application of site development regulations to projects for which dedication of parkland is required.
(Notes: SPONSOR: Council Member Sheri Gallo CO 1: Mayor Steve Adler CO 2: Council Member Gregorio Casar CO 3: Council Member Ellen Troxclair)
12. Approve an ordinance waiving or reimbursing certain fees and waiving certain requirements for the day-long Spanish Festival sponsored by the Austin Civic Wind Ensemble which is to be held on Sunday, May 22, 2016 at Fiesta Gardens.
(Notes: SPONSOR: Council Member Leslie Pool CO 1: Mayor Pro Tem Kathie Tovo CO 2: Council Member Sheri Gallo CO 3: Council Member Ann Kitchen CO 4: Mayor Steve Adler)
13. Approve a resolution supporting the nomination and inclusion of the Lions Municipal Golf Course in the National Register of Historic Places.
(Notes: SPONSOR: Council Member Sheri Gallo CO 1: Mayor Steve Adler CO 2: Mayor Pro Tem Kathie Tovo CO 3: Council Member Ora Houston CO 4: Council Member Leslie Pool)
14. Approve an ordinance encouraging support of the Lemonade Day Austin

2016 event on Saturday, May 7, 2016 taking place City-wide, waiving the requirement and fees for a temporary food permit under City Code Chapter 10-3 and waiving the requirement and fees for a license agreement under City Code Chapter 14-11.

(Notes: SPONSOR: Mayor Steve Adler CO 1: Council Member Sabino "Pio" Renteria CO 2: Council Member Sheri Gallo CO 3: Council Member Gregorio Casar CO 4: Mayor Pro Tem Kathie Tovo)

15. Approve a resolution directing the City Manager to explore the concept of the City assuming departments, activities, or functions provided by independent school districts located in the City of Austin if those departments, activities, or functions have a municipal purpose.
(Notes: SPONSOR: Mayor Steve Adler CO 1: Mayor Pro Tem Kathie Tovo CO 2: Council Member Ora Houston CO 3: Council Member Leslie Pool CO 4: Council Member Ann Kitchen)
16. Approve an ordinance relating to ground transportation passenger services.
(Notes: SPONSOR: Mayor Steve Adler CO 1: Council Member Gregorio Casar CO 2: Council Member Ann Kitchen CO 3: Council Member Sheri Gallo)
17. Approve a resolution directing the City Manager to initiate a public involvement process regarding potential transportation projects and funding options.
(Notes: SPONSOR: Mayor Steve Adler CO 1: Council Member Ann Kitchen CO 2: Council Member Sabino "Pio" Renteria CO 3: Council Member Sheri Gallo)
18. Approve a resolution directing the City Manager to identify funding for childcare and supportive services for the Passages Program.
(Notes: SPONSOR: Mayor Pro Tem Kathie Tovo CO 1: Council Member Leslie Pool CO 2: Council Member Sabino "Pio" Renteria CO 3: Council Member Delia Garza)
19. Approve a resolution directing the City Manager to provide financial analysis and briefing regarding Austin Water Utility impact fee waivers for affordable housing and to initiate amendments to the affordable housing and fee waiver portion of the Pilot Knob PUD zoning ordinance (Ordinance No. 20151217-080).
(Notes: SPONSOR: Council Member Ellen Troxclair CO 1: Council Member Don Zimmerman CO 2: Council Member Ora Houston CO 3: Council Member Leslie Pool)
20. Approve an ordinance amending the Fiscal Year 2015-2016 Budget Stabilization Reserve Fund Operating Budget (Ordinance No. 20150908-001) to transfer out \$1,500,000 to the General Fund; amending the Fiscal Year 2015-2016 General Fund Operating Budget (Ordinance No. 20150908-001) transferring in \$1,500,000 from the Budget Stabilization Reserve Fund;

appropriating \$1,500,000 to increase expenditures in the Fiscal Year 2015-2016 Austin Police Department Operating Budget (Ordinance No. 20150908-001) for public safety support for the Spring Festival Season; and amending Ordinance No. 20151217-056 to waive certain other payments under City Code Chapter 14-8 for the South by Southwest Conferences and Festivals co-sponsored by the City and SXSW, LLC which are to be held March 11 - 21, 2016. Related to Item #9.

(Notes: SPONSOR: Mayor Steve Adler CO 1: Council Member Gregorio Casar CO 2: Council Member Leslie Pool CO 3: Mayor Pro Tem Kathie Tovo)

21. Approve a resolution stating the council's desired purposes for the council committee system.

(Notes: SPONSOR: Council Member Gregorio Casar CO 1: Mayor Steve Adler CO 2: Mayor Pro Tem Kathie Tovo CO 3: Council Member Delia Garza)

Non-Consent

Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)

22. C14-2015-0143 – Rezoning of Lots 1, 2 and 7 of Parmer Place – District 7 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 12320 and 12400 Dessau Road, and 1600 East Parmer Lane (Walnut Creek Watershed; Harris Branch Watershed) from community commercial (GR) district zoning to multifamily residence-medium density-conditional overlay (MF-3-CO) combining district zoning. First reading approved on December 10, 2015. Vote: 10-0, Mayor Adler was absent. Owner/Applicant: Dessau Partners, Ltd. (John C. Lewis). Agent: Longaro & Clarke, L.P. (Joseph Longaro). City Staff: Sherri Sirwaitis, 512-974-3057.

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

23. NPA-2015-0013.01 – 1615 & 1617 South 2nd Street – District 9 – Conduct a public hearing and approve an ordinance amending Ordinance No. 20020523-32, the Bouldin Creek 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 1615 and 1617 South 2nd Street (East Bouldin Watershed) from Single Family to Higher Density Single Family land use. Staff Recommendation: To grant Higher Density Single Family land use. Planning Commission Recommendation: To grant Higher Density Single Family land use. Owner/Applicant: Richard Kooris. Agent: Land Use Solutions, LLC (Michele Haussmann). City Staff: Maureen Meredith, 512-974-2695.

24. C14-2015-0145 – 1615 & 1617 South 2nd Street – District 9 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1615 & 1617 South 2nd Street (East Bouldin Creek Watershed) from family residence-neighborhood (SF-3-NP) combining district zoning to urban family residence (SF-5-NP) combining district zoning. Staff Recommendation: To grant urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district zoning. Planning Commission Recommendation: To grant urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district zoning. Owner/Applicant: Richard Kooris. Agent: Land Use Solutions, Michele Haussmann City Staff: Andrew Moore, 512-974-7604.
25. NPA-2015-0014.01 – 4501 East St. Elmo Road – District 2 – Conduct a public hearing to consider approving an ordinance amending Ordinance No. 021010-11, the Southeast 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 4501 East St. Elmo Road (Williamson Creek Watershed) from Industry and Multifamily to Mixed Use/Office land use. Staff Recommendation: To grant Mixed Use/Office land use. Planning Commission Recommendation: To be reviewed on February 9, 2016. Owner/Applicant: Emilia Linares. Agent: Moncada Enterprises, LLC (Phil Moncada). City Staff: Maureen Meredith, 512-974-2695.
26. C14-2015-0142 – 4501 E St. Elmo Rd. Zoning Change – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4501 East St. Elmo Road (Williamson Creek Watershed) from limited office-neighborhood plan (LO-NP) combining district zoning to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning. Staff Recommendation: To grant limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on February 9, 2016. Owner/Applicant: Emilia Linares. Agent: Moncada Consulting (Phil Moncada. City Staff: Wendy Rhoades, 512-974-7719.
27. 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.

28. 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.
29. NPA-2015-0023.01 - Boys & Girls Club Legacy Club - District 1 - Conduct a public hearing and approve an ordinance amending Ordinance No. 20070809-55 of the University Hills/Windsor Park Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the future land use designation on the future land use map (FLUM) on property locally known as 4717 Turner Lane (Walnut Creek Watershed; Little Walnut Creek Watershed) from Higher Density Single Family, Transportation, and Commercial land uses to Civic land use. Staff Recommendation: To grant Civic land use. Planning Commission Recommendation: To grant Civic land use. Owner/Applicant: Boys and Girls Club of Austin (Chuck Carroll). Agent: Drenner Group (Stephen Rye). City Staff: Maureen Meredith, 512-974-2695.
30. C14-2015-0086 - Boys and Girls - Legacy Club - District 1 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4717 Turner Lane (Walnut Creek Watershed; Little Walnut Creek Watersheds) from family residence-neighborhood plan (SF-3-NP) combining district zoning, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning, and neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district zoning to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning. Staff Recommendation: To grant community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning. Owner: Jimmy Nassour. Agent: Drenner Group (Stephen Rye). City Staff: Heather Chaffin, 512-974-2122.
31. C14-2014-0198 - One Two East - District 1 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning

property locally known as 1109, 1105, and 1107 North IH 35 Service Road Northbound (Waller Creek Watershed) from general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district zoning to general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district zoning for Tract 1, and from commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district zoning to commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district zoning for Tract 2. Staff Recommendation: To grant general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district zoning, to change a condition of zoning for Tract 1, and commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district zoning, to change a condition of zoning for Tract 2. Planning Commission Recommendation: To be reviewed on February 9, 2016. Owner: JH West 12th Street Partners, Ltd. (Haythem Dawlett). Agent: Drenner Group (Stephen Rye). City Staff: Heather Chaffin, 512-974-2122.

32. C14-2015-0047 - 2303 & 2309 Thornton Road - District 5 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2303 and 2309 Thornton Road (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to general commercial services-mixed use-vertical mixed use building- (CS-MU-V) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Planning Commission Recommendation: To forward to Council without a recommendation. Owner/Applicant: UT Land Company, Ltd./Jimmy Nassour. Agent: Alice Glasco Consulting/Alice Glasco. City Staff: Andrew Moore, 512-974-7604.
33. C14-2015-0062 – US 183 & McCall Lane Rezoning – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2900, 3000, and 3024 U.S. Highway 183 South and 3120 McCall Lane (Onion Creek Watershed; Carson Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed on March 22, 2016. Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-974-7719.
34. C14-2015-0122 - 10819 FM 2222 - District 6 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 10819 FM 2222 Road (Bull Creek Watershed; Panther Hollow Watershed) from community commercial-conditional

overlay (GR-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning, to change a condition of zoning. Staff Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning, to change a condition of zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning, to change a condition of zoning. Owner/Applicant: C. Lee Family Corporation (Simon Lee). Agent: Land Answers Inc. (Jim Wittliff). City Staff: Victoria Haase, 512-974-7691.

35. C14-2015-0129 – 7804 Cooper Lane – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7804 Cooper Lane (South Boggy Creek Watershed) from single family residence-standard lot-conditional overlay (SF-2-CO) combining district zoning to family residence (SF-3) district zoning. Staff Recommendation: Pending. Zoning and Platting Commission Recommendation: To be reviewed on February 16, 2016. Owner/Applicant: Kimo Mortgage Realty Inspection PLLC (Chi-mo Dai). Agent: Supreme Faith Group (Nick Vasquez). City Staff: Wendy Rhoades, 512-974-7719.
36. C14-2015-0133A – 1204 San Antonio Street – District 9 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1204 San Antonio Street (Shoal Creek Watershed) from general office (GO) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Staff Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Planning Commission Recommendation: To be reviewed on February 23, 2016. Owner/Applicant: Texas Association of Counties (Gene Terry). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Victoria Haase, 512-974-7691.
37. C14-2015-0133B – 1205 Nueces Street – District 9 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1205 Nueces Street (Shoal Creek Watershed) from general office (GO) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Staff Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Planning Commission Recommendation: To be reviewed on February 23, 2016. Owner/Applicant: Texas Association of Counties (Gene Terry). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Victoria Haase, 512-974-7691.
38. C14-2015-0135 – South Six – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4212 Smith School Road (Williamson Creek Watershed; Onion Creek Watershed) from development reserve-neighborhood plan (DR-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 grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner/Applicant: 143 Smith School Road (Ronald B. Yokubaitis). Agent: Sneed, Vine & Perry, PC (Robert Kleeman). City Staff: Wendy Rhoades, 512-974-7719.

39. C14-2015-0136 - 6914 McNeil Dr. - District 6 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 6914 McNeil Drive (Rattan Creek Watershed) from interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant neighborhood commercial-conditional overlay (LR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant an indefinite postponement as requested by the applicant. Owner/Applicant: Douglas L. Reynolds. Agent: Bury, Inc. (Derek Villemez). City Staff: Sherri Sirwaitis, 512-974-3057.
40. C14-2015-0139 – New Office/Retail Space – District 6 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 11812 Millwright Parkway (Lake Creek Watershed) from interim-single family residence-standard lot (I-SF-2) district zoning to neighborhood commercial (LR) district zoning. Staff Recommendation: To grant limited office-mixed use (LO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To grant limited office-mixed use (LO-MU) combining district zoning. Owner/Applicant: NZ Lands, Inc. (Zulfiqar Ali Prasla and Nizar Ali Prasla). City Staff: Sherri Sirwaitis, 512-974-3057.
41. C14-2015-0141 – Allwood Condos – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2106 Allwood Drive and 2103 Bluebonnet Lane (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Planning Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Owner/Applicant: River City Homes, LLC/Peter Kehle. Agent: Hector Avila. City Staff: Andrew Moore, 512-974-7604.
42. C14-2015-0148 – KC 5-1 – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8701 Manchaca Road (South Boggy Creek Watershed) from neighborhood commercial-conditional overlay (LR-CO) combining district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant

community commercial-conditional overlay (GR-CO) combining district zoning. Owner/Applicant: KC 5 Dittmar, LLC (John P. Cummings). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Rhoades, 512-974-7719.

43. C14-2015-0151 – Jon 3.4 – District 3 – Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1201 Bastrop Highway Service Road (Carson Creek Watershed) from general commercial services-conditional overlay (CS-CO) combining 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: Jonathan Weinstein. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Rhoades, 512-974-7719.
44. C14-2015-0153 – Iglesia Filadelfia – District 4 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 9015 Capitol Drive (Little Walnut Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-neighborhood plan (GR-NP) combining district zoning. Staff Recommendation: To grant general office-conditional overlay-neighborhood plan (GO-CO-NP) district zoning. Planning Commission Recommendation: To grant general office-conditional overlay-neighborhood plan (GO-CO-NP) district zoning. Owner/Applicant: Leonel Rangel. City Staff: Sherri Sirwaitis, 512-974-3057.
45. C14-2015-0155 – Luby's – District 6 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 13817 North U.S. Highway 183 North Bound (Lake Creek Watershed) from community commercial (GR) district zoning and development reserve (DR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial (GR) district zoning. Owner/Applicant: Luby's Fuddruckers Restaurants, LLC (Bill Gordon). Agent: W. M. Faust (Bill Faust). City Staff: Sherri Sirwaitis, 512-974-3057.
46. C14-2015-0156 – Anna Plaza Spec's – District 6 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 13109 North FM 620 Road (Lake Creek Watershed) from community commercial (GR) district zoning and general commercial services-conditional overlay combining (CS-CO) district zoning to commercial-liquor sales (CS-1) district zoning. Staff Recommendation: To grant commercial-liquor sales (CS-1) district zoning. Zoning and Platting Commission Recommendation: To grant commercial-liquor sales (CS-1) district zoning. Owner/Applicant: VS Anna Plaza, LLC (Richard Huddleston). Agent: Smith, Robertson, Elliot & Douglas, L.L.P. (Mary

Stratmann). City Staff: Sherri Sirwaitis, 512-974-3057.

47. C14-2015-0158 – Hymeadow Square Office Park – District 6 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 12331 and 12335 Hymeadow Drive (Lake Creek Watershed) from interim-single family residence-standard lot (I-SF-2) district zoning to limited office (LO) district zoning. Staff Recommendation: To grant limited office (LO) district zoning. Zoning and Platting Commission Recommendation: To grant limited office (LO) district zoning. Owner/Applicant: Hymeadow Square Office Park Condominium Association, Inc. (Ruth Ann Dickensheets). Agent: Liddiard Real Estate (Brian Liddiard). City Staff: Sherri Sirwaitis, 512-974-3057.
48. C814-2012-0163 – Sun Chase Planned Unit Development – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 15201, 15810, 16070 Pearce Lane and 7910 Wolf Lane (Dry Creek East Watershed) from interim-single family residence (I-SF-2) and interim-single family residence-small lot (I-SF-4A) district zoning to planned unit development (PUD) district zoning. Staff Recommendation: To grant planned unit development (PUD) district zoning. Planning Commission Recommendation: To grant planned unit development (PUD) district zoning. Owner/Applicant: Qualico CR, L.P. (Vera Massaro). Agent: Armbrust & Brown, L.L.P. (Richard Suttle). City Staff: Wendy Rhoades, 512-974-7719.
49. C14-91-0038(RCA) – 507 W 23rd Street – District 9 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by amending a restrictive covenant as it relates to property locally known as 507 West 23rd Street (Shoal Creek Watershed). Staff Recommendation: To grant the restrictive covenant amendment. Planning Commission Recommendation: To grant the restrictive covenant amendment. Owner/Applicant: Austin City Realty LLC (David Kanne). Agent: Mike McHone Real Estate (Mike McHone). City Staff: Victoria Haase, 512-974-7691.
50. 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.

51. C14H-2015-0013 – Sparks House – District 9 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1510 West Avenue from family residence (SF-3) district zoning to family residence-historic landmark (SF-3-H) combining district zoning. Staff Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Planning Commission Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Applicants: Terry and Suzanne Burgess; Agent: Phoebe Allen. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.
52. C14H-2015-0082 – Rainey House – District 10 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3941 Balcones Drive from family residence (SF-3) district zoning to family residence-historic landmark (SF-3-H) combining district zoning. Staff Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Zoning and Platting Commission Recommendation: To grant family residence-historic landmark (SF-3-H) combining district zoning. Applicants: Jon Pierre and Angela Filardi; Agent: Phoebe Allen. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.

Executive Session

53. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
54. Discuss legal issues related to a potential election in May 2016 concerning Transportation Network Companies and other potential ballot measures (Private consultation with legal counsel - Section 551.071 of the Government Code).
55. Discuss legal issues related to municipal obligations under Fair Housing Act as it concerns boarding homes and individuals with disabilities (Private consultation with legal counsel - Section 551.071 of the Government Code).
56. Discuss legal issues related to the Pilot Knob zoning ordinance (Ordinance No. 20151217-080) (Private consultation with legal counsel - Section 551.071 of the Government Code).

Public Hearings and Possible Actions

57. Conduct a public hearing and consider an ordinance amending City Code Title 25 to limit the redevelopment of existing small (substandard) lots that are developed as a single building site.

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.