



## **AUSTIN CITY COUNCIL WORK SESSION**

**Tuesday, April 12, 2016**

The Austin City Council will convene at 9:00 AM on  
Tuesday, April 12, 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
- 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 work session of April 5, 2016 and regular meeting of April 7, 2016.

**Planning and Zoning**

2. Approve an ordinance amending Ordinance No. 20151210-049 to correct the address on the ordinance map for the property described in the neighborhood plan amendment case No. NPA-2015-0003.01, located at 2403 East 16th Street (District 1).

**Item(s) from Council**

3. Approve a resolution directing the City Manager to include certain requirements in the proposed [re]Manufacturing Hub solicitation.  
( Notes: SPONSOR: Council Member Gregorio Casar CO 1: Council Member Delia Garza CO 2: Council Member Leslie Pool CO 3: Council Member Ann Kitchen )
4. Approve a resolution directing the City Manager to develop recommendations and funding options for Child Care Continuity Services during the Fiscal Year 2016-2017 budget process.  
( Notes: SPONSOR: Council Member Delia Garza CO 1: Council

Member Ann Kitchen CO 2: Council Member Leslie Pool CO 3: Council Member Ora Houston CO 4: Mayor Pro Tem Kathie Tovo )

5. Approve a resolution authorizing the City's involvement in the "Compassionate Communities Campaign" and designation as a compassionate community.  
( Notes: SPONSOR: Council Member Ann Kitchen CO 1: Mayor Steve Adler CO 2: Council Member Leslie Pool CO 3: Council Member Ora Houston )
6. Approve an ordinance on second and third reading amending the process for public comment at city council and committee meetings.  
( Notes: SPONSOR: Council Member Gregorio Casar CO 1: Mayor Steve Adler CO 2: Mayor Pro Tem Kathie Tovo CO 3: Council Member Delia Garza CO 4: Council Member Leslie Pool )

### **Non-Consent**

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

##### Mobility Committee

7. Approve a resolution directing the City Manager to develop recommendations for a transit priority policy.  
(Notes: SPONSOR: Council Member Ann Kitchen, CO 1: Mayor Steve Adler, CO 2: Council Member Gregorio Casar, CO 3: Council Member Delia Garza)

##### Open Space, Environment and Sustainability Committee

8. Approve a resolution amending Resolution No. 20150305-025 to change the report deadline and expiration date for the Parkland Events Task Force.  
( Notes: Committee )

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

9. C14-2015-0117 – Velocity Crossing – District 2 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by zoning and rezoning property locally known as 3311 South FM 973 Road and 3326 East SH 71 Eastbound (Onion Creek Watershed; Colorado River Watershed) from interim-rural residence (I-RR) district zoning, development reserve (DR) district zoning and general commercial services-conditional overlay (CS-CO) combining district zoning to limited industrial services-planned development area (LI-PDA) combining district zoning, with conditions. First Reading approved on March 24, 2016. Vote: 10-0, Council Member Gallo was off the dais. Owner/Applicant: SH 71-130 Holdings, LP (Karl Koebel). Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch). City Staff: Wendy Rhoades, 512-974-7719.
10. C14-2015-0154 – LMLM Investments LLC – District 2 – Approve second

and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7050 Elroy Road (Dry Creek East Watershed) from neighborhood commercial (LR) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. First Reading approved on March 24, 2016. Vote: 10-0, Council Member Gallo was off the dais. Owner/Applicant: LMLM Investments, LLC (Tomas Gunz). Agent: Bury, Inc. (Derek Villamez). City Staff: Wendy Rhoades, 512-974-7719.

11. C14-2015-0165 – South Congress @ Little Texas Lane Commercial – District 3 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5711 South Congress Avenue (Williamson Creek Watershed) from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. First Reading approved on March 24, 2016. Vote: 10-0, Council Member Gallo was off the dais. Owner/Applicant: 5711 S. Congress, LLC (Jimmy Nassour). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 512-974-7719.
12. C14-2016-0008 – 7809 Old Bee Cave Road Subdivision – District 8 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7809 Old Bee Caves Road (Williamson Creek Watershed-Barton Springs Zone) from rural residence-neighborhood plan (RR-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. First Reading approved on March 24, 2016. Vote: 10-0, Council Member Gallo was off the dais. Owner/Applicant: Ron McGuire Construction, Ron McGuire. Agent: Southwest Engineers, Matt Dringenberg. City Staff: Andrew Moore, 512-974-7604.
13. C814-2012-0163 - Sun Chase Planned Unit Development - District 2 - Approve second reading of an ordinance amending City Code Chapter 25-2 by zoning property locally known as 15201, 15810, and 16070 Pearce Lane, and 7910 Wolf Lane (Dry Creek East Watershed) from interim-single family residence-standard lot (I-SF-2) district zoning and interim-single family residence-small lot (I-SF-4A) district zoning to planned unit development (PUD) district zoning. First Reading approved on February 11, 2016. Vote: 8-0, Mayor Adler and Council Member Casar off the dais; Council Member Troxclair abstained. Owner/Applicant: Qualico CR, L.P. (Vera Massaro). Agent: Armbrust & Brown, L.L.P. (Richard Suttle). City Staff: Wendy Rhoades, 512-974-7719.

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

14. NPA-2015-0005.04 - Lenox Oaks - 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 6705, 6707, 6709 Ponca Street; 434 Bastrop Highway Southbound; 444, 446, 448, 450, 452, 454, 456 Bastrop Highway Southbound; and 500 Bastrop Highway Southbound (Carson Creek Watershed) from Single Family, Office and Commercial land uses to Mixed Use land use. Staff Recommendation: To grant Mixed Use, Commercial, Mixed Use/Office and Multifamily land uses. Planning Commission Recommendation: To forward to Council without a recommendation. Owner/Applicant: 422 Bastrop Hwy., Ltd; 500 Bastrop Hwy., Ltd., and Chase Equities, Inc. (Jimmy Nassour). Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (David Hartman). City Staff: Maureen Meredith, 512-974-2695.

15. C14-2015-0104 - Lenox Oaks - District 3 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 434-500 Bastrop Highway Southbound and 6705-6709 Ponca Street (Carson Creek Watershed; Colorado River Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning, family residence-neighborhood plan (SF-3-NP) combining district zoning and single family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning for Tract 1 and Tract 2; 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 for Tract 3; from general commercial services-neighborhood plan (CS-NP) combining district zoning, general office-neighborhood plan (GO-NP) combining district zoning, family residence-neighborhood plan (SF-3-NP) combining district zoning and single family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning for Tract 4; and from family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning for Tract 5. Staff Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning for Tract 1 and Tract 2; general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning for Tract 3; general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, general

office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning and multifamily residence-low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district zoning for Tract 4; and multifamily residence-low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district zoning for Tract 5. 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.

16. 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 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. Owner: JH West 12th Street Partners, Ltd. (Haythem Dawlett). Agent: Drenner Group (Jewels Watson). City Staff: Heather Chaffin, 512-974-2122.
17. 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: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on April 12, 2016. Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-

974-7719.

18. C14-2015-0144 – Ski Shores – District 10 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2905 Pearce Road (Lake Austin Watershed) from family residence (SF-3) district zoning to commercial recreation (CR) district zoning. Staff Recommendation: To grant commercial recreation (CR) district zoning. Zoning and Platting Commission Recommendation: Case has been withdrawn by applicant. Owner/Applicant: Ski Shores Properties LTD (Bradley A. Fowler). Agent: Coats | Rose (Pam Madere). City Staff: Victoria Haase, 512-974-7691.
19. C14-2016-0004 – Oporta Zoning – District 2 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4400 East William Cannon Drive (Williamson Creek Watershed) from family residence (SF-3) district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Staff Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Owner/Applicant: Vicky Oporta. Agent: Brown & Gay Engineers (Steven Buffum). City Staff: Wendy Rhoades, 512-974-7719.
20. 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 (DMU) district zoning. Staff Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Owner/Applicant: Texas Association of Counties (Gene Terry). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Victoria Haase, 512-974-7691.
21. 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 (DMU) district zoning. Staff Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Owner/Applicant: Texas Association of Counties (Gene Terry). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Victoria Haase, 512-974-7691.
22. C14-85-027(RCA) –2102 Rio Grande Street – District 9 – Conduct a public

hearing to amend a restrictive covenant on property locally known as 2102 Rio Grande Street (Shoal Creek Watershed). Staff Recommendation: To grant the restrictive covenant amendment. Planning Commission Recommendation: To be reviewed on April 12, 2016. Owner/Applicant: McElroy Ralph Company Inc. (Ryan McElroy). Agent: Drenner Group (Amanda Swor). City Staff: Victoria Haase, 512-974-7691.

### **Executive Session**

23. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
24. Discuss legal issues related to the City's contract with Nacogdoches Power LLC for the purchase of biomass-generated electric power (Private consultation with legal counsel - Section 551.071 of the Government Code).

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

25. Conduct a public hearing for the full purpose annexation of the Cascades Municipal Utility District No. 1 annexation area (approximately 136 acres in southern Travis County east of IH 35 South approximately four tenths of a mile south of the intersection of IH 35 South and Onion Creek Parkway; Council District 5).
26. Conduct a public hearing and consider an ordinance amending City Code Title 25 and Title 30 of the Land Development Code to change the staff review time for development applications from calendar days to the equivalent number of business days, define review times in administrative rules, modify the life of a site plan or subdivision application from 180 days with an available 180 day extension to one year with no extension provision, establish a stop-clock provision for development application life for related applications that require a public hearing, and establish expiration dates for subdivision vacation and subdivision construction plan applications consistent with other development permit applications.
27. Conduct a public hearing and consider an ordinance amending City Code Title 25 related to the neighborhood plan design tool known as garage placement standards.

### **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.