



# City of Austin

301 W. Second Street  
Austin, TX

## Agenda

### City Council Work Session

*Mayor Steve Adler*

*Mayor Pro Tem Delia Garza*

*Council Member Natasha Harper-Madison*

*Council Member Sabino "Pio" Renteria*

*Council Member Gregorio Casar*

*Council Member Ann Kitchen*

*Council Member Jimmy Flannigan*

*Council Member Leslie Pool*

*Council Member Paige Ellis*

*Council Member Kathie Tovo*

*Council Member Alison Alter*

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Tuesday, April 9, 2019

9:00 AM

Austin City Hall

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*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.**

**A. Pre-Selected Agenda Items**

**B. Briefings**

**C. Council Items of Interest**

**D. Council Discussion**

- D1.** Discussion regarding the Land Development Code Revision memorandum dated March 15, 2019, including the 'Land Development Code Revision Policy Guidance' attached to the memorandum.

**E. Executive Session**

- E1.** Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).

**Adjourn**

## **Consent Agenda**

### **Approval of Minutes**

1. Approve the minutes of the Austin City Council work session of March 26, 2019 and regular meeting of March 28, 2019.

### **Austin Water**

2. Approve a resolution repealing Resolution No. 20140417-004 and adopting the Utility Profile & Water Conservation Plan for Municipal and Wholesale Water Use as required by the Texas Commission on Environmental Quality.

### **Communications and Technology Management**

3. Authorize negotiation and execution of an interlocal cooperation agreement with Pflugerville ISD to include Pflugerville ISD as an associate member of the Greater Austin-Travis County Regional Radio System (GATRRS), permitting its radios and dispatch consoles to connect to and use the City-managed GATRRS for primary voice radio, and permitting the City to provide repair and maintenance of Pflugerville ISD's portable, mobile, and console radios.

### **Law**

4. Authorize negotiation and execution of a contract with Kaplan Kirsch & Rockwell LLP for legal services related to agreements with airlines that operate out of Austin-Bergstrom International Airport in an amount not to exceed \$200,000.

### **Management Services**

5. Discuss and take possible action regarding the Land Development Code Revision memorandum dated March 15, 2019, including the "Land Development Code Revision Policy Guidance" attached to the memorandum.

### **Neighborhood Housing and Community Development**

6. Approve the Final Project and Financing Plan for Homestead Preservation Reinvestment Zone Number 1.  
  
District(s): District 1; District 3; District 9
7. Approve an ordinance amending the Fiscal Year 2018-2019 Neighborhood Housing and Community Development Department Operating Budget (Ordinance No. 20180911-001) to add four full-time equivalent positions to implement the 2018 Affordable Housing Bond Program.
8. Authorize negotiation and execution of Amendment No. 1 to the 2018-2019 Service Agreement with Austin Housing Finance Corporation in the amount of \$42,000,000 for a contract total amount not to exceed \$58,873,323.

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

9. Authorize the dedication as parkland of 99.98 acres of City-owned land which is generally bounded by South Pleasant Valley Road, Onion Creek Drive, Salt Springs Drive, Dixie Drive, and Lake Charles Drive, and which is locally known as the Lower Onion Creek-Yarrabee Bend Buyout Project Area, and the execution and recording of an instrument evidencing the dedication of the properties as parkland, subject to existing easements, City infrastructure, development regulations, deed restrictions, and approved uses as agreed to with the US Army Corps of Engineers.

District(s): District 2

10. Approve an ordinance vacating approximately 4,857 square feet of alley to Travis County, Texas and approximately 689 square feet of alley to Stephen McNally, being that certain 20 foot wide alley located between West 17th Street and West 18th Street, traversing from San Antonio Street to Guadalupe Street.

District(s): District 9

### **Purchasing Office**

11. Authorize negotiation and execution of a contract with Economic & Planning Systems, Inc., to provide economic analysis consulting services, for a term of three years in an amount not to exceed \$600,000.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

12. Authorize negotiation and execution of a multi-term contract with Fundamentals Group Inc. D/B/A TXP Inc., to provide economic consulting services, for up to three years for a total contract amount not to exceed \$690,000.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

13. Authorize negotiation and execution of a multi-term contract with PASSUR Aerospace, Inc., to provide landing fee management software, for up to five years for a total contract amount not to exceed \$417,720.

(Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

14. Authorize award of a multi-term contract with Dobie Supply LLC, to provide roll-up traffic signs, stands, and accessories, for up to five years for a total contract amount not to exceed \$650,000.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement

Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

15. Authorize award of a multi-term contract with Rush Truck Centers of Texas LP, to provide parts and repair services for UD brand trucks, for up to five years for a total contract amount not to exceed \$552,600.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were an insufficient number of certified M/WBEs; therefore, no subcontracting goals were established).

16. Authorize award of a contract with Woods Fun Center Inc. D/B/A BMW Motorcycles of Austin, to provide police motorcycles, in an amount not to exceed \$156,000.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

17. Authorize award of four multi-term contracts with Apfelbaum Industrial Inc., Techline, Inc., TelExpress, and Consolidated Electrical Distributors Inc., to provide electrical maintenance supplies, each for up to five years for total contract amounts not to exceed \$1,000,000 divided among the contractors.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D of the Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

### **Treasury Office**

18. Approve an ordinance authorizing the issuance and sale, by December 20, 2019, of City of Austin Airport System Revenue Refunding Bonds, Series 2019 (Alternative Minimum Tax), in an amount not to exceed \$185,000,000, in accordance with the parameters set out in the ordinance, authorizing related documents, and approving related fees.

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

19. 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.
20. Approve a resolution directing the City Manager to provide council a report that provides a timeline for implementing the remaining recommendations from the High Quality Child Care and Pre-K3 Report.

**Sponsors:**

Mayor Pro Tem Delia Garza, Council Member Natasha Harper-Madison, Council Member Kathie Tovo, and Mayor Steve Adler

21. Approve a resolution in support of legislation to designate a portion of Parmer Lane as Jonathan J. Dunbar Memorial Parkway.
- Sponsors:** Council Member Leslie Pool, Council Member Gregorio Casar, Council Member Alison Alter, Council Member Jimmy Flannigan, and Council Member Natasha Harper-Madison
22. Approve an ordinance proclaiming April 23, 2019 and September 17, 2019 as Barton Springs University Day and waiving certain fees.
- Sponsors:** Council Member Kathie Tovo, Mayor Steve Adler, Council Member Ann Kitchen, Council Member Paige Ellis, and Council Member Leslie Pool
23. Approve a resolution supporting the passage of Senate Bill 946 and House Bill 1821 for the dedication of a portion of State Loop 111 (Airport Boulevard) in Travis County between its northern intersection with Levander Loop and its intersection with Parkwood Road as the Richard Overton Memorial Highway.
- Sponsors:** Council Member Natasha Harper-Madison, Mayor Pro Tem Delia Garza, Council Member Leslie Pool, Council Member Gregorio Casar, and Council Member Sabino "Pio" Renteria
24. Approve the waiver or reimbursement of certain fees under City Code Chapter 14-8 for the Texas Peace Officers' Memorial event, sponsored by the Texas Peace Officers' Memorial Foundation, which will be held on Monday, May 6, 2019 starting on Congress Avenue and ending at the southern steps of the State Capitol.
- Sponsors:** Council Member Kathie Tovo, Mayor Steve Adler, Mayor Pro Tem Delia Garza, Council Member Paige Ellis, and Council Member Ann Kitchen
25. Approve an ordinance waiving or reimbursing certain fees for the 2019 Conference for Community Arts Education - Austin Planning Meeting, sponsored by the National Guild for Community Arts Education, held on Wednesday, February 27, 2019 at the Mexican American Cultural Center.
- Sponsors:** Council Member Sabino "Pio" Renteria, Council Member Natasha Harper-Madison, Council Member Kathie Tovo, and Council Member Paige Ellis
26. Approve a resolution relating to funding for the Salvation Army's shelters and case management activities.
- Sponsors:** Council Member Kathie Tovo, Council Member Natasha Harper-Madison, Mayor Steve Adler, Council Member Ann Kitchen, and Council Member Gregorio Casar
27. Approve a resolution directing the City Manager to communicate to the Environmental Protection Agency (EPA) and the Army Corps of Engineers to preserve a broad definition of "Waters of the United States" that includes Clean Water Act protections for headwater, ephemeral and intermittent streams, and wetlands, as defined by the 2015 Clean Water Rule and to encourage the public to submit comment during the EPA's public comment period ending April 15, 2019.
- Sponsors:** Council Member Leslie Pool, Council Member Ann Kitchen, Council Member Alison Alter, and Council Member Paige Ellis
28. Approve an ordinance waiving or reimbursing certain fees for the Asian Eats Night Market, sponsored by the Greater Austin Asian Chamber of Commerce, which was held on March 22-23, 2019 at St. Vincent de Paul Thrift Store.
- Sponsors:** Council Member Gregorio Casar, Mayor Steve Adler, Council Member Jimmy Flannigan, and Council Member Kathie Tovo

## **Non-Consent**

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

29. 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 <http://austintexas.gov/department/city-council/2019/20190328-ahfc.htm>)

### **Homestead Preservation Reinvestment Zone Number 1 Board of Directors Meeting**

30. The Mayor will recess the City Council meeting to conduct a Board of Director's Meeting of the Homestead Preservation Reinvestment Zone (HPRZ) Number 1. Following adjournment of the HPRZ Number 1 board meeting the City Council will reconvene. (The HPRZ agenda is temporarily located at <http://austintexas.gov/department/city-council/2019/20190328-HPRZ1.htm>)

### **Executive Session**

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

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

32. Conduct a public hearing and approve an ordinance for the full purpose annexation of approximately 42.064 acres in Travis County, located approximately four-tenths of a mile east of the intersection of River Place Blvd and Milky Way Drive.
33. Conduct a public hearing and consider an ordinance on second and third readings amending the Imagine Austin Comprehensive Plan (Ordinance No. 20120614-058) by adopting the Austin Strategic Mobility Plan.

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

34. NPA-2017-0021.01 - 4530 E. Ben White Blvd. - Conduct a public hearing and approve an ordinance amending Ordinance No. 20061116-055 of the East Riverside/Oltorf 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 4530 E. Ben White Blvd. (Country Club Creek Watershed) from Commercial to Mixed Use land use. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed April 9, 2019. Owner/Applicant: Belco Equities, Inc. Agent: Coats Rose (John M. Joseph). City Staff: Maureen Meredith, (512) 974-2695.

**District(s):** District 3

35. C14-2018-0124- River Place - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as Milky Way Drive (West Bull Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to single-family residence-large lot-conditional overlay (SF-1-CO) combining district zoning. Staff Recommendation: To grant single-family residence-large lot-conditional overlay (SF-1-CO)

combining district zoning, with conditions. Zoning and Platting Commission Recommendation: To be reviewed on April 2, 2019. Owner/Applicant: Milky Way Holdings GP, LLC (Garrett S. Martin). Agent: McLean & Howard, LLP (Jeff Howard). City Staff: Sherri Sirwaitis, 512-974-3057. A valid petition has been filed in opposition to this rezoning request.

**District(s):** District 6; District 10

36. C14-2018-0152 - Parmer Retail Center - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1100 East Parmer Lane (Walnut Creek Watershed). Applicant Request: To rezone from neighborhood commercial-conditional overlay (LR-CO) combining district zoning to neighborhood commercial (LR) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant neighborhood commercial (LR) district zoning. Owner/Applicant: Quatro Business, LLC (Rafik Maredia). Agent: MADC, LLC (Carl McClendon). City Staff: Sherri Sirwaitis, 512-974-3057.

**District(s):** District 7

37. C14-2018-0143 - SAS Campus I - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 11920 Wilson Parke Avenue (Lake Travis Watershed). Applicant Request: To zone from interim-rural residence (I-RR) to general office (GO) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To general office (GO) district zoning, with conditions. Owner/Applicant: SAS Institute, Inc. (Patricia C. Dowly). Agent: Drenner Group, PC (Dave Anderson). City Staff: Sherri Sirwaitis, 512-974-3057.

**District(s):** District 6

38. C14-2018-0142 - SAS Campus II- Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 11920 Wilson Parke Avenue (Lake Travis Watershed). Applicant Request: To zone from interim-rural residence (I-RR) to general office (GO) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To general office (GO) district zoning, with conditions. Owner/Applicant: SAS Institute, Inc. (Patricia C. Dowly). Agent: Drenner Group, PC (Dave Anderson). City Staff: Sherri Sirwaitis, 512-974-3057.

**District(s):** District 6

39. C14-2019-0004 - Austin Symphony Orchestra Society Inc.- Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1117 Red River Street (Waller Creek Watershed). Applicant Request: To rezone from commercial-liquor sales (CS-1) district zoning to central business district (CBD) zoning. Staff Recommendation and Planning Commission Recommendation: To grant central business district (CBD) zoning. Owner/Applicant: Austin Symphony Orchestra Society (Anthony Corroa). Agent: Metcalfe, Wolf, Stuart & Williams (Michelle Rogerson Lynch). City Staff: Scott Grantham, 512-974-3574.

**District(s):** District 1

40. C14-2019-0002 - Avenue G Duplexes -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5303 Avenue G (Waller Creek Watershed). Applicant Request: To rezone from neighborhood commercial - conditional

overlay - neighborhood plan (LR-CO-NP) combining district zoning to neighborhood commercial - mixed use - conditional overlay - neighborhood plan (LR-MU-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial - mixed use - conditional overlay - neighborhood plan (LR-MU-CO-NP) combining district zoning. Owner/Applicant: 5303 Avenue G Five Star LLC. Agent: Luis Carillo. City Staff: Scott Grantham, 512-974-3574.

District(s): District 4

41. C14-2019-0033 - 8601 Ranch Road 2222 -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8601 FM 2222 Road (West Bull Creek Watershed). Applicant Request: To rezone from general office (GO) district zoning to community commercial - conditional overlay (GR-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial - conditional overlay (GR-CO) combining district zoning. Owner/Applicant: KBS SOR Austin Suburban Portfolio, LLC (Jeff Rader). Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Lynch) City Staff: Scott Grantham, 512-974-3574.

District(s): District 10

42. C14-2019-0030 - West Courtyard Zoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6917 West Courtyard Drive (West Bull Creek and Lake Austin Watersheds). Applicant Request: To rezone from interim - rural residence (I-RR) district zoning and planned unit development (PUD) district zoning to rural residence (RR) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant rural residence (RR) district zoning. Owner/Applicant: John R. Trowbridge and Janey G. Trowbridge. Agent: Site Specifics (John Hussey). City Staff: Scott Grantham, 512-974-3574.

District(s): District 10

43. C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3 - APC Towers TX - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1210 West Parmer Lane (Walnut Creek Watershed). Applicant Request: To rezone from Planned Unit Development (PUD) district zoning to Planned Unit Development (PUD) district zoning, to change a condition of zoning. The ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant Planned Unit Development (PUD) district zoning. Zoning and Platting Commission Recommendation: To be reviewed on April 2, 2019. Owner/Applicant: 1212 Parmer LLC (Luis Montes, Manager). Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger). City Staff: Sherri Sirwaitis, 512-974-3057.

Lead Department  
Planning and Zoning

District(s): District 7

44. NPA-2018-0012.02.SH - 2107 Alamo Street - Conduct a public hearing and approve second and third readings of an ordinance amending Ordinance No. 020801-91, the Upper Boggy 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 2107 Alamo Street (Boggy Creek Watershed) from Single Family to Multifamily land use. First Reading approved on



March 7, 2019. Vote: 10-1. Council Member Tovo voted nay. Owner/Applicant: Anmol Mehra. Agent: Glen Coleman. City Staff: Jeff Engstrom, (512) 974-1621.

District(s): District 1

45. C14-2018-0100.SH 2107- Alamo Street - Conduct a public hearing and approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2107 Alamo Street (Boggy Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district zoning. First Reading approved on March 7, 2019. Vote: 10-1. Council Member Tovo voted nay. Owner/Applicant: Anmol Mehra. Agent: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512 974-2122.

District(s): District 1

46. C14-2018-0065 - Town Lake Circle I - Conduct a public hearing and approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 2215 and 2315 Town Lake Circle (Lady Bird Lake Watershed). Applicant Request: To rezone from East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to change the subdistrict from neighborhood mixed use (NMU) to corridor mixed use (CMU). First reading approved on February 21, 2019. Vote 10-1. Council Member Casar voted nay. Second reading approved on March 28, 2019. Vote 10-1. Council Member Casar voted nay. Owner/Applicant: FBZ Town Lake Circle LP. Agent: Drenner Group (Leah Bojo). City Staff: Scott Grantham, 512-974-3574.

District(s): District 3

47. C14-2018-0064 - Town Lake Circle II - Conduct a public hearing and approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 2423 and 2439 Town Lake Circle, and 2425 Elmont Drive (Lady Bird Lake and Country Club West Watersheds). Applicant Request: To rezone from East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to change the subdistrict from neighborhood mixed use (NMU) to corridor mixed use (CMU). First reading approved on February 21, 2019. Vote 10-1. Council Member Casar voted nay. Second reading approved on March 28, 2019. Vote 10-1. Council Member Casar voted nay. Owner/Applicant: FBZ Town Lake Circle LP. Agent: Drenner Group (Leah Bojo). City Staff: Scott Grantham, 512-974-3574.

District(s): District 3

## Addendum

### Consent Agenda

#### Item(s) from Council

- 48.** Approve a resolution in opposition to a cap on property taxes that reduces City revenue and results in legislative interference with essential local services.

**Sponsors:** Mayor Pro Tem Delia Garza, Mayor Steve Adler, Council Member Gregorio Casar, Council Member Jimmy Flannigan, and Council Member Ann Kitchen

### Adjourn

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