



AUSTIN CITY COUNCIL WORK SESSION

Tuesday, November 05, 2013

The Austin City Council will convene at 9:00 AM on
Tuesday, November 05, 2013 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Lee Leffingwell
Mayor Pro Tem Sheryl Cole
Council Member Chris Riley, Place 1
Council Member Mike Martinez, Place 2
Council Member Kathie Tovo, Place 3
Council Member Laura Morrison, Place 4
Council Member William Spelman, Place 5

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. Council Discussion
- C. Council Items of Interest
- D. Briefings
 - D.1 Developer perspective on the City's development process.

Consent

Approval of Minutes

1. Approve the minutes of the Austin City Council work session of October 22, 2013 and regular meeting of October 24, 2013.

Austin Energy

2. Authorize negotiation and execution of an agreement with Apple Inc., to provide a performance-based incentive for the generation of solar energy at its facility located at 5501 West Parmer Lane, Austin, Texas 78727, for an estimated \$41,726 per year, for a total amount not to exceed \$417,260 over a 10-year period.
3. Authorize negotiation and execution of an agreement with HID Global, to provide a performance-based incentive for the generation of solar energy at its facility located at 611 Center Ridge Drive, Austin, Texas 78753, for an estimated \$42,179 per year, for a total amount not to exceed \$421,790 over a 10-year period.
4. Authorize negotiation and execution of an agreement with Lake Austin Marina, to provide a performance-based incentive for the generation of solar energy at its facility located at 2215 Westlake Drive, Austin, Texas 78746, for an estimated \$16,900 per year, for a total amount not to exceed \$169,000 over a 10-year period.
5. Authorize negotiation and execution of an agreement with LROC Properties Southwest, LP, to provide a performance-based incentive for the generation of

solar energy at its facility located at 44 East Avenue, Austin, Texas 78701, for an estimated \$6,714 per year, for a total amount not to exceed \$67,140 over a 10-year period.

6. Authorize negotiation and execution of an agreement with Samsung Austin Semiconductor, LLC, to provide a performance-based incentive for the generation of solar energy at its facility located at 12100 Samsung Boulevard, Austin, Texas 78754, for an estimated \$41,112 per year, for a total amount not to exceed \$411,120 over a 10-year period.
7. Approve issuance of a rebate to Thomas Properties Group dba TPG One American Center, LLC, for the installation of energy efficient equipment at its facility located at 600 Congress Avenue, Austin, Texas 78701, in an amount not to exceed \$66,417.

Austin Resource Recovery

8. Approve an ordinance amending the Fiscal Year 2013-2014 Austin Resource Recovery Capital Budget (Ordinance No. 20130909-002) to appropriate \$4,525,000 for the purchase of land located off of Johnny Morris Road to be used for various city facilities. Related to Item #9 and Item #18.
9. Approve a resolution declaring the City of Austin's official intent to reimburse itself from Contractual Obligations in the amount of \$4,525,000 for the purchase of land located off of Johnny Morris Road to be used for various city facilities. Related to Item #8 and Item #18.

Contract Management

10. Authorize negotiation and execution of an amendment to the professional services agreement with LAKE FLATO ARCHITECTS INC. / SHEPLEY BULFINCH RICHARDSON AND ABBOTT INC., A JOINT VENTURE, for architectural services for the New Central Library in the amount of \$2,302,700, for a total contract amount not to exceed \$10,802,700.

Economic Development Department

11. Approve an ordinance setting the assessment rate and approving a proposed 2014 assessment roll for the East Sixth Street Public Improvement District. Related to Item #12 and Item #53.
12. Approve a resolution adopting the East Sixth Street Public Improvement District Service Plan and Budget for 2014. Related to Item #11 and Item #53.
13. Approve an ordinance setting the assessment rate and approving a proposed 2014 assessment roll for the Austin Downtown Public Improvement District. Related to Item #14 and Item #54.

14. Approve a resolution adopting the Austin Downtown Public Improvement District Service Plan and Budget for 2014-2015. Related to Item #13 and Item #54.

Health and Human Services

15. Approve an ordinance amending the Fiscal Year 2013-2014 General Fund Operating Budget (Ordinance No. 20130909-001) to increase the number of authorized positions by one full-time equivalent within the Health and Human Services Department to provide administrative support for Travis County Environmental Health Services programs.

Law

16. Authorize negotiation and execution of a legal services contract with Bickerstaff Heath Delgado Acosta LLP for services related to the new voter ID law in Texas in an amount not to exceed \$120,000.

Office of Real Estate Services

17. Approve an ordinance vacating approximately 6,215 square feet of alley right-of-way in the City of Austin, Travis County, Texas, being a portion of a twenty (20) foot wide alley located in Block 2, Driskill's and Rainey's Subdivision of a part of Outlots 72 and 73, Division E, Austin, Texas, known as "South East End", a Subdivision of record in Book 1, Page 22 of the Plat Records of Travis County, Texas to AUSTIN RAINEY STREET D/E/P.
18. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 64.85 acres of land out of the James Burleson Survey No. 19, Abstract No. 4, Travis County, Texas and approximately 66.364 acres of land out of Lot 2A, amended Plat of Lots 1 and 2, Block "A" of Industrial Group 30.00 and 86.36 acre tracts, situated in Travis County, Texas from INDUSTRIAL GROUP, A NORTH CAROLINA JOINT VENTURE, in an amount not to exceed \$4,500,000. Related to Item #8 and Item #9.

Parks and Recreation

19. Approve an exemption under City Code Section 10-6-3(11) to authorize five temporary designated smoking areas at Auditorium Shores on November 8-10, 2013, for the Fun Fun Fun Fest.

Police

20. Authorize negotiation and execution of an interlocal agreement with Travis County to administer the 2013 Justice Assistance Grant Program on behalf of the City and the Travis County Sheriff's Office.

Purchasing Office

21. Authorize award and execution of a 40-month requirements service agreement with EATON CORPORATION, for the preventative and corrective maintenance of the uninterruptible power supply units, power distribution units, and static transfer switches for Austin Energy's System Control Center, in an amount not to exceed \$108,025.
22. Authorize award and execution of a six-month requirements supply agreement with HINKEL EQUIPMENT RENTAL ASSOCIATES, INC., for the lease of a 150-foot aerial device for Austin Energy in an amount not to exceed \$194,000, with one six-month extension option in an amount not to exceed \$171,000, for a total contract amount not to exceed \$365,000.
23. Ratify a contract with TEXAS ELECTRIC COOPERATIVES for the purchase of a 345kV – 138kV, 480MVA autotransformer to be installed at the Garfield Substation for Austin Energy in an amount not to exceed \$3,157,355.
24. Authorize award and execution of a contract with PUREGREEN EQUIPMENT SERVICES, LLC, to provide self-contained, diesel exhaust fluid bulk storage tanks for the Fleet Services Department, in an amount not to exceed \$128,185.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)
25. Authorize award and execution of a 24-month requirements supply agreement with TXI OPERATIONS LP, to provide concrete materials for the Public Works Department, in an amount not to exceed \$174,000, with two 12-month extension options in amounts not to exceed \$87,000 for each extension option, for a total contract amount not to exceed \$348,000.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)
26. Authorize award and execution of a 36-month supply agreement with ORGANICS BY GOSH, for the purchase of landscape grade topsoil in an amount not to exceed \$156,075, with three 12-month extension options in an amount not to exceed \$52,025 per extension option, for a total amount not to exceed \$312,150.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)

27. Authorize award and execution of a 36-month service agreement with AUSTIN RIBBON AND COMPUTER for the purchase of Panasonic Arbitrator 360 Brand Parts and Accessories for the Wireless Communication Services Division to maintain and support multiple Public Safety Agencies currently using the Panasonic Arbitrator 360 Video System in an amount not to exceed \$750,000, with three 12-month extension options in an amount not to exceed \$250,000 per extension option, for a total contract amount not to exceed \$1,500,000.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)
28. Authorize award and execution of a 36-month requirements supply contract with DOUBLE TUFF TRUCK TARPS, INC., or one of the other qualified bidders for IFB-BV JRD001REBID, to provide custom tarps and tarp system replacement parts in a total amount not to exceed \$173,047, with three 12-month extension options in a total amount not to exceed \$57,683 for each extension option, for a total contract amount not to exceed \$346,096.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)
29. Authorize award and execution of a contract with UNITED ROTORCRAFT to provide a 12-year inspection on the Austin Police Department EC120 helicopter in an amount not to exceed \$89,107.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)
30. Authorize award and execution of a 72-month requirements supply/service agreement with MUNICIPAL CODE CORPORATION, or the other qualified offeror to RFP No. JSD0136, for publishing/codification services in an amount not to exceed \$150,000 with six 12-month extension options in an amount not to exceed \$30,000 per extension option, for a total contract amount not to exceed \$330,000.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.)
31. Authorize award and execution of a 60-month requirement supply contract with the TEXAS A&M FOREST SERVICE through the General Services Administration National Wildfire Program, for purchase of wildfire

protection equipment and supplies in an amount not to exceed \$500,000.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority –Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract.)

32. Authorize award, negotiation, and execution of a 36-month contract with EMANCIPET, INC, for mobile animal sterilization services for the Austin Animal Services Office in an amount not to exceed \$2,356,936, with three, 12-month extension options in an amount not to exceed \$939,926 for the first extension option, \$1,026,086 for the second extension option, and \$1,120,079 for the third extension option, for a total contract amount not to exceed \$5,443,027.
(Notes: This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified, therefore; no goals were established for this solicitation.)

Item(s) from Council

33. Approve appointments and certain related waivers to citizen boards and commissions, to Council subcommittees and other intergovernmental bodies and removal and replacement of members.
34. Approve an ordinance amending City Code Chapter 4-14 establishing a pilot program requiring rental registration for multi-family rental properties in the general area in and around the North Austin Civic Association (NACA) and "Restore Rundberg" area; establishing a penalty; and establishing pilot program evaluation criteria.
(Notes: SPONSOR: Council Member Kathie Tovo CO1: Council Member Mike Martinez)
35. Approve an ordinance amending City Code Chapter 4-14 establishing a pilot program requiring rental registration for multi-family rental properties in East Riverside/Oltorf Combined Neighborhood (EROC); establishing a penalty; and establishing pilot program evaluation criteria.
(Notes: SPONSOR: Council Member Tovo CO1: Council Member Mike Martinez)
36. Approve an ordinance amending City Code Chapter 4-14 establishing a pilot program requiring rental registration for multi-family rental properties in the Central Austin Neighborhood Advisory Committee (CANPAC) Planning Areas, the Hyde Park, Northfield, and North Loop neighborhoods, and certain single-family and duplex rental properties; establishing a penalty; and establishing pilot program evaluation criteria.
(Notes: SPONSOR: Council Member Tovo CO1: Council Member Mike Martinez)

37. Approve a resolution appointing Gregory Foster as the City's representative on the Austin Regional Intelligence Center's Privacy Policy Advisory Committee.
(Notes: SPONSOR: Council Member Laura Morrison CO 1: Mayor Pro Tem Sheryl Cole CO 2: Council Member William Spelman)
38. Approve the waiver or reimbursement of certain fees and requirements under City Code Chapter 14-8 for the 5th annual 5K and 1K Run/Walk event sponsored by St. James Missionary Baptist Church which is to be held on Saturday, March 29, 2014 beginning and ending at St. James Missionary Baptist Church.
(Notes: SPONSOR: Mayor Pro Tem Sheryl Cole CO 1: Council Member Mike Martinez)
39. Approve the waiver of the right-of-way closure notice requirements, the security deposit requirement, certain fees and authorize payment of certain costs under City Code Chapter 14-8 for the City co-sponsored 2013 Veteran's Day Parade with Travis County Veterans Service Office, which is to be held on Monday, November 11, 2013 from the Ann Richards Congress Avenue Bridge to the Capitol Building.
(Notes: SPONSOR: Mayor Lee Leffingwell CO 1: Mayor Pro Tem Sheryl Cole CO 2: Council Member Kathie Tovo)
40. Approve a resolution giving the portion of Metropolis Drive on which the veterans affairs outpatient clinic is located the honorary name of Heroes Way.
(Notes: SPONSOR: Mayor Lee Leffingwell CO 1: Council Member Kathie Tovo)
41. Approve a resolution directing the City Manager to review the adequacy of soil volume and quality specifications in streetscape tree plantings; review and identify opportunities to review City regulations, programs, and specifications regarding streetscape tree plantings; and provide a report to City Council.
(Notes: SPONSOR: Mayor Lee Leffingwell CO 1: Council Member Chris Riley CO 2: Council Member Kathie Tovo)
42. Approve a resolution creating a Council Special Committee on the Special Events Ordinance to hold public meetings and compile and report findings; establishing the members of the Committee; and requesting that the City Manager provide staff.
(Notes: SPONSOR: Council Member Mike Martinez CO 1: Mayor Lee Leffingwell CO 2: Council Member Chris Riley)
43. Approve a resolution endorsing the Community Health Improvement Plan (CHIP) and directing the City Manager to pursue strategies with its CHIP partners to implement the Community Health Improvement Plan.
(Notes: SPONSOR: Council Member Laura Morrison CO 1: Council Member Mike Martinez CO 2: Council Member Chris Riley)

44. Approve a resolution directing the City Manager to work with partners and stakeholders in the community to gather and prepare data, solicit recommendations, and report to the Public Health and Human Services Council Committee, City Council, and other commissions and stakeholders on how to fulfill the CHIP priority goal to establish a Healthy Food Zone ordinance.
(Notes: SPONSOR: Council Member Laura Morrison CO 1: Council Member Mike Martinez)
45. Approve a resolution directing the City Manager to brief Council on the progress of the interlocal agreement negotiations between the City and Lone Star Rail District at the November 19, 2013 Council work session.
(Notes: SPONSOR: Council Member William Spelman CO 1: Mayor Lee Leffingwell CO 2: Mayor Pro Tem Sheryl Cole)
46. Approve a resolution initiating code amendments to allow mobile retail sale of goods on property located in a commercial zoning district.
(Notes: SPONSOR: Council Member Mike Martinez CO 1: Council Member Chris Riley)
47. Approve a resolution directing the City Manager to work with the Urban Land Institute to develop recommendations for the Request for Proposals for the Seaholm Intake Facility redevelopment project.
(Notes: SPONSOR: Council Member Chris Riley CO 1: Mayor Pro Tem Sheryl Cole)
48. Approve a resolution initiating a code amendment related to dwelling unit occupancy and directing the City Manager to process the code amendment and to create a stakeholder group to provide recommendations to Council.
(Notes: SPONSOR: Council Member Chris Riley CO 1: Council Member Mike Martinez)
49. Approve a resolution recognizing the "National Association of City Transportation Officials' Urban Street Design Guide" and the "Institute of Transportation Engineers' Designing Walkable Urban Thoroughfares: A Context Sensitive Approach", as resources for guidance on the development of streets in Austin.
(Notes: SPONSOR: Council Member Chris Riley CO 1: Council Member William Spelman)
50. Approve a resolution authorizing the Human Rights Commission to sponsor the 2013 Austin Transgender Day of Remembrance.
(Notes: SPONSOR: Council Member Chris Riley CO 1: Mayor Lee Leffingwell CO 2: Council Member Kathie Tovo)
51. Approve an ordinance amending City Code Chapter 15-9 relating to deferred payment agreements and restoration of utility service.

(Notes: SPONSOR: Council Member Kathie Tovo CO 1: Council Member Laura Morrison)

52. Approve a resolution directing the City Manager to work with the Discount Steering Committee and other consumer advocates to develop rules for deferred payment agreements and service disconnections and to offer recommendations on an arrearage management plan and education related to utility usage reduction, and to report back to the City Council within six months.

(Notes: SPONSOR: Council Member Kathie Tovo CO 1: Council Member Laura Morrison)

Item(s) to Set Public Hearing(s)

53. Set a public hearing to consider the East Sixth Street Public Improvement District 2014 assessments. (Suggested date and time: November 21, 2013, 4:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX). Related to Item #11 and Item #12.
54. Set a public hearing to consider the Austin Downtown Public Improvement District 2014 assessments. (Suggested date and time: November 21, 2013, 4:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX). Related to Item #13 and Item #14.
55. Set a public hearing to consider a resolution to nominate eBay, Inc. for designation by the Governor's Office of Economic Development and Tourism as a single Texas Enterprise Project in accordance with Texas Government Code Chapter 2303 ("Texas Enterprise Zone Act"). (Suggested date and time: November 21, 2013, 4:00 p.m. at Austin City Hall, 301 West Second Street, Austin, TX).
56. Set a public hearing to consider the installation of parking meters on parkland at Butler Shores Ball Fields located at 1540 Toomey Road, Austin Texas, 78704 in accordance with Sec. 26.001 et seq. of the Texas Parks and Wildlife Code. (Suggested date and time, December 12, 2013, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).
57. Set a public hearing to consider approving the Master Plan for Holly Shores/Edward Rendon Sr. Park at Festival Beach, Fiesta Gardens which includes approximately 9 acres of newly dedicated parkland and approximately 90 acres of existing parkland along the north shore of Lady Bird Lake from I-35 east to Pleasant Valley Road and south of Canterbury Street. (Suggested date and time: December 12th, 2013, at 4:00 pm, Austin City Council Chambers, 301 W. 2nd Street, Austin, Texas.)

Non-Consent

Eminent Domain

58. Approve a resolution authorizing the filing of eminent domain proceedings for the North Acres Final Conveyance Project for approximately 445 square feet of land for a permanent wastewater easement out of the J. Applegait Survey No. 58, Abstract No. 29, Travis County, Texas, being a portion of Lot 12, Block G, North Acres Section Four, a subdivision of record in Volume 46, Page 95 of the Plat Records of Travis County, Texas, conveyed to Robert T. Acosta in Document No. 2013083163 of the Official Public Records of Travis County, Texas in the amount of \$532. The owner of the needed property interests is ROBERT T. ACOSTA. The property is located at 10623 Denell Circle, in Austin, Travis County, Texas 78753. The general route covered by this project includes the area south of Ash and north of Floradale Drive, east of Interstate 35 Service Road at Braker and west of Dessau Road.

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

59. Approve second and third readings of an ordinance amending City Code Section 25-2-921 to allow properties that are primarily used for certain civic uses to obtain temporary use permits for public assembly. THE PUBLIC HEARING FOR THIS ITEM WAS HELD AND CLOSED ON APRIL 25, 2013.

Morning Briefings

60. Briefing on the Imagine Austin Comprehensive Plan Annual Report.

Executive Session

61. Discuss legal issues related to Open Government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
62. Discuss legal issues related to the transition to electing the council from single-member districts (Private consultation with legal counsel - Section 551.071 of the Government Code).
63. Discuss legal issues related to Austin Fire Department hiring process (Private consultation with legal counsel - Section 551.071 of the Government Code).

Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)

64. NPA-2013-0025.01 – 5816 Harper Park Drive (Harper Park Residential) – Approve second and third readings of an ordinance amending Ordinance No. 20081211-096, the Oak Hill 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 5816 Harper Park Drive (Barton Creek Watershed-Barton Springs Zone)

from Office to Mixed Use/Office land use. First Reading approved on October 17, 2013. Vote 6-1. Council Member Morrison voted nay. Owner/Applicant: Harper Park Two LP (Gail M. Whitfield). Agent: The Whitfield Company (Marcus Whitfield). City Staff: Maureen Meredith, (512) 974-2695.

65. C14-2013-0006 – Harper Park Residential - Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5816 Harper Park Drive (Barton Creek Watershed – Barton Springs Zone) from limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district zoning to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning, with conditions. First Reading approved on October 17, 2013. Vote 6-1. Council Member Morrison voted nay. Owner: Harper Park Two, L.P. (Gail M. Whitfield). Applicant: The Whitfield Company (Marcus Whitfield). City Staff: Lee Heckman, (512) 974-7604. A valid petition has been filed in opposition to this rezoning request.
66. C14-2013-0027 – Kincheon Neighborhood Commercial Center – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7905 Brodie Lane (Williamson Creek Watershed-Barton Springs Zone) from neighborhood office-conditional overlay (NO-CO) combining district zoning to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district zoning, as amended. First Reading approved on October 24, 2013. Vote: 7-0. Owner/Applicant: Shelby Michael Minns and Katherine T. Minns. City Staff: Wendy Rhoades, 512-974-7719.
67. C14-2013-0060 - Bluff Springs Food Mart - Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7101 Bluff Springs Road (Onion Creek Watershed) from single family residence-small lot-conditional overlay (SF-4A-CO) combining district zoning and neighborhood commercial-conditional overlay (LR-CO) combining district zoning to neighborhood commercial-conditional overlay (LR-CO) combining district zoning. First Reading approved on September 26, 2013. Vote: 7-0. Owner/Applicant: Bluff Springs Food Mart, Inc. (Tariq Majeed). Agent: Moncada Consulting (Phil Moncada). City Staff: Wendy Rhoades, (512) 974-7719. A valid petition has been filed in opposition to this rezoning request.
68. C14-2013-0086 – RKS Springfield Zoning – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6605 and 6801 East William Cannon Drive, and 7300 McKinney Falls Parkway (Marble Creek Watershed, Cottonmouth Creek Watershed) from single family residence-standard lot (SF-2) district zoning, single family residence-small lot (SF-4A) district zoning, multi-family residence-low density (MF-2) district zoning, multi-family residence-medium density (MF-3) district zoning, neighborhood commercial (LR) district

zoning and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning to single family residence-small lot (SF-4A) district zoning for Tract 1, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 2, and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning for Tract 3, with conditions. First Reading approved with conditions on October 24, 2013. Vote: 7-0. Owner/Applicant: RKS Texas Investments, L.P. (Rick Sheldon). Agent: Coats Rose (John M. Joseph). City Staff: Wendy Rhoades, (512) 974-7719.

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

69. C14-86-077(RCA) - Harper Park Residential RCA - Conduct a public hearing to amend a restrictive covenant on property locally known as 5816 Harper Park Drive (Barton Creek Watershed-Barton Springs Zone). Staff Recommendation: To grant the restrictive covenant amendment to incorporate necessary conditions of an associated rezoning request. Planning Commission Recommendation: To grant the restrictive covenant amendment to incorporate necessary conditions of an associated rezoning request. Owner: Harper Park Two, L.P. (Gail M. Whitfield). Applicant: The Whitfield Company (Marcus Whitfield). City Staff: Lee Heckman, 512-974-7604.
70. NPA-2013-0008.01 – 2804 Sol Wilson Avenue – Conduct a public hearing and approve an ordinance amending Ordinance No. 20011129-67, the Rosewood 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 2804 Sol Wilson Avenue (Boggy Creek Watershed) from Commercial to Mixed Use land use. Staff Recommendation: To grant Mixed Use land use. Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Bih Jau Sheu. Agent: Noa Levy. City Staff: Maureen Meredith, (512) 974-2695.
71. C14-2013-0091 – 2804 Sol Wilson-Zoning Change – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2804 Sol Wilson Avenue (Boggy Creek Watershed) from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Owner: Bih Jau Sheu. Applicant: Noa Levy. City Staff: Heather Chaffin, 512-974-2122.
72. NPA-2013-0022.01 - 1511 South Congress Avenue (Congress Avenue

Baptist Church) - Conduct a public hearing and approve an ordinance amending Ordinance No. 20050929-Z001, the Greater South River City 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 1511 South Congress Avenue (East Bouldin Creek Watershed) from Civic to Mixed Use land use. Staff Recommendation: To grant Mixed Use land use. Planning Commission Recommendation: To be reviewed on December 10, 2013. Owner: Congress Avenue Baptist Church (Tut Hill). Applicant/Agent: Thrower Design (Ron Thrower). City Staff: Maureen Meredith, 512-974-2695.

73. C14-2013-0022 - Congress Avenue Baptist Church - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1511 South Congress Avenue (East Bouldin Creek Watershed) from family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district zoning to community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district zoning, as amended. Staff Recommendation: To grant general office-neighborhood conservation combining district-neighborhood plan (GO-NCCD-NP) combining district zoning, with conditions. Planning Commission Recommendation: To be reviewed on December 10, 2013. Owner: Congress Avenue Baptist Church (Tut Hill). Applicant/Agent: Thrower Design (Ron Thrower). City Staff: Lee Heckman, 974-7604.
74. C14-2013-0070 – Old Manor Road Development (37.74 Acres) – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 7805 ½ Old Manor Road (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to family residence (SF-3) district zoning. Staff Recommendation: To grant single family residence-conditional overlay (SF-2-CO) combining district zoning. Zoning and Platting Commission Recommendation: To be reviewed on November 5, 2013. Owner: Kanton Labaj. Applicant: Hector Avila. City Staff: Heather Chaffin, 512-974-2122.
75. C14-2013-0071 – Old Manor Road Development – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 7701 ½ Old Manor Road (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to general commercial services (CS) district zoning and multi-family residence-medium density (MF-3) district zoning. Staff Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning, with conditions. Zoning and Platting Commission Recommendation: To be reviewed on November 5, 2013. Owner: Kanton Labaj. Applicant: Hector Avila. City Staff: Heather Chaffin, 512-974-2122.
76. C14-2013-0081 - Apostolic 1.5 - Conduct a public hearing and approve an

ordinance amending City Code Chapter 25-2 by rezoning property locally known as 518 East Oltorf Street (Blunn Creek Watershed) from single family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to community commercial-neighborhood plan (GR-NP) combining district zoning. Staff Recommendation: To grant general office-mixed use-conditional overlay neighborhood plan (GO-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on November 12, 2013. Owner: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa). Applicant: Jim Bennett Consulting (Jim Bennett). City Staff: Lee Heckman, (512) 974-7604.

77. C14-2013-0087 – 1402 West Ave. – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1402 West Avenue (Shoal Creek Watershed) from limited office-historic landmark (LO-H) combining district zoning to downtown mixed use-historic landmark (DMU-H) combining district zoning. Staff Recommendation: To grant downtown mixed use- historic landmark-conditional overlay (DMU-H-CO) combining district zoning. Planning Commission Recommendation: To grant downtown mixed use-historic landmark-conditional overlay (DMU-H-CO) combining district zoning. Applicant: Saleem Tawil. Agent: Husch Blackwell, L.L.C. (Jerry Harris). City Staff: Clark Patterson, (512) 974-7691.
78. C14-2013-0089 – Marbella Multifamily Phase 2 and Marbella Multifamily Phase 1 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as 8001 and 8111 South IH 35 Service Road Northbound (South Boggy Creek Watershed) from interim-rural residence (I-RR) district zoning and general office (GO) district zoning to multi-family residence-medium density (MF-3) district zoning. Staff Recommendation: To grant multi-family residence-medium density (MF-3) district zoning, with conditions. Zoning and Platting Commission Recommendation: To grant multi-family residence-medium density (MF-3) district zoning, with conditions. Owner/Applicant: Kalogridis & Kalogridis Development, LLC (Mitchell Kalogridis); Ethos (Austin) LP (Donald L. Hudgins, Jr.). Agent: Urban Design Group (John Noell). City Staff: Wendy Rhoades, (512) 974-7719.
79. C14-2013-0105 – Central Freight Industrial Lot – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 8601 Tuscany Way (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to limited industrial services (LI) district zoning. Staff Recommendation: To grant limited industrial services-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: To be reviewed on November 5, 2013. Owner: Austin Shared Logistics LLC (Larry Farrell). Applicant: Land Answers, Inc. (Jim Wittliff). City Staff: Heather Chaffin, 512-974-2122.


80. C14-2013-0106 – The Azur Tract – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5016 1/2 East Ben White Boulevard Westbound (Carson Creek Watershed, Country Club West Watershed) from community commercial-neighborhood plan (GR-NP) combining district zoning to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning for Tract 1 and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning for Tract 2. Staff Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning for Tract 1 and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning for Tract 2, with conditions. Planning Commission Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning for Tract 1 and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning for Tract 2, with conditions. Owner: Azur Property Investments (USA) Inc. (Haidar Khazen). Applicant: Land Strategies (Erin Welch). City Staff: Lee Heckman, (512) 974-7604.
81. C14-2013-0112 – Parmer US 290 Retail – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 9513 1/2 East Parmer Lane (Gilleland Creek Watershed) from development reserve (DR) district zoning to commercial highway services-conditional overlay (CH-CO) combining district zoning. Staff Recommendation: To grant commercial highway services-conditional overlay (CH-CO) combining district zoning. Zoning and Platting Commission Recommendation: To be reviewed on November 5, 2013. Owner: Spirit of Texas Retail Partners, Ltd. (Andy Pastor). Applicant: Endeavor Real Estate Group (Dan Frey). City Staff: Heather Chaffin, 512-974-2122.
82. C14-2013-0114 – 2439 SH 71 East Rezoning – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 2439 East State Highway 71 Westbound (Colorado River Watershed) from interim-single family residence-standard lot (I-SF-2) 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 be reviewed on November 5, 2013. Owner/Applicant: William E. Kunz. Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, (512) 974-7719.
83. C14-2013-0115 – 2415 SH 71 East Rezoning – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 2415 East State Highway 71 Westbound (Colorado River 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 be reviewed on November 5, 2013. Owner/Applicant: Byrdson Ramsey Ltd. (Tim Ramsey). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, (512) 974-7719.

Public Hearings and Possible Actions

84. Conduct a public hearing and consider an ordinance amending the Imagine Austin Comprehensive Plan.
85. Conduct a public hearing and consider an ordinance amending City Code Chapters 25-1 and 25-5 relating to vested development rights under Chapter 245 and Section 43.002 of the Texas Local Government Code.

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.*

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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.