



Thursday, December 10, 2015

The Austin City Council will convene at 10:00 AM on
Thursday, December 10, 2015 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
Council Member Sabino "Pio" Renteria, District 3
Council Member Gregorio Casar, District 4
Council Member Ann Kitchen, District 5
Council Member Don Zimmerman, District 6
Council Member Leslie Pool, District 7
Council Member Ellen Troxclair, District 8
Council Member Sheri Gallo, District 10

For meeting information, contact the City Clerk, (512) 974-2210

The City Council may go into a closed session as permitted by the Texas Open Meetings Act, (Chapter 551 of the Texas Government Code) regarding any item on this agenda.

All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member.

10:00 AM □ City Council Convenes

Consent

Approval of Minutes

1. Approve the minutes of the Austin City Council regular meeting of November 12, 2015, work session meeting of November 17, 2015, regular meeting of November 19, 2015, Council discussion of November 30, 2015 and special called meeting of December 3, 2015.

Austin Resource Recovery

2. Approve an ordinance amending the Fiscal Year 2015-16 Operating Budget of Austin Resource Recovery (Ordinance No. 20150908-001) to increase transfers out by \$2,792,001 and amending the Fiscal Year 2015-2016 Austin Resource Recovery Capital Budget (Ordinance No. 20150908-002) to transfer in and appropriate \$2,792,001 from the Austin Resource Recovery Operating Budget for facility development and construction. Related to Item # 11.

Aviation

3. Authorize negotiation and execution of a 60-month revenue concession agreement with IN-TER-SPACE SERVICES, INC. dba CLEAR CHANNEL AIRPORTS, for advertising services at Austin-Bergstrom International Airport.
4. Authorize negotiation and execution of an agreement with Texas Gas Service Company for natural gas utility replacement and relocation at Austin-Bergstrom International Airport in the amount not to exceed \$100,000 (District 2).

Economic Development Department

5. Approve a resolution amending Resolution No. 20121213-095 to authorize the Circuit Events Local Organizing Committee to act on behalf of the City for the Texas Major Events Reimbursement Program, or, in the alternative, the Texas Events Trust Fund, for the purpose of conducting economic studies, submitting applications, and submitting any required funding to the Texas Office of the Governor for future Moto GP events to be held at the Circuit of the Americas facility.

6. Approve a resolution amending Resolution No. 20150402-004 to authorize the Circuit Events Local Organizing Committee to act on behalf of the City for the Texas Major Events Reimbursement Program, or, in the alternative, the Texas Events Trust Fund, for the purpose of conducting economic studies, submitting applications, and submitting any required funding to the Texas Office of the Governor for the 2016 and 2017 Austin X Games events to be held at the Circuit of the Americas facility

Financial Services

7. Approve an ordinance amending the Fiscal Year 2015-2016 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20150908-001) to adopt a budget for the Estancia Hill Country Public Improvement District. Related to item # 75.
8. Approve an ordinance amending the Fiscal Year 2015-2016 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20150908-001) to adopt a budget for the Indian Hills Public Improvement District. Related to Item # 76.
9. Approve an ordinance amending the Fiscal Year 2015-2016 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20150908-001) to adopt a budget for the Whisper Valley Public Improvement District. Related to Item # 77.

Health and Human Services

10. Authorize negotiation and execution of an interlocal agreement with TEXAS DEPARTMENT OF STATE HEALTH SERVICES to provide telephone surveys for studying tobacco use as part of the Texas Behavioral Risk Factor Surveillance System, in an amount not to exceed \$100,000 for the term of November 1, 2015 through September 1, 2017.

Office of Real Estate Services

11. Authorize negotiation and execution of all documents and instruments necessary or desirable to sell approximately 9.405 acres of land, located at Lot 1, Block "E", Missouri-Pacific Industrial Park, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 52, Page 21 of the Plat Records of Travis County, Texas, and locally known as 4711 Winnebago Lane, to Jimmy Nassour in the amount of \$1,450,001 for the land (District 2). Related to Item # 2.

Police

12. Approve a resolution ratifying amendments to the Meet and Confer Agreement with the Austin Police Association that was ratified by the Austin

City Council on July 27, 2013 and became effective on October 1, 2013.

Purchasing Office

13. Authorize negotiation and execution of a 24-month contract with MORRIS AND MCDANIEL, INC., or one of the other qualified offerors to Request for Proposal SLW0504, to provide promotional examination services in an amount not to exceed \$98,000, with two 24-month extension options in an amount not to exceed \$98,000 per extension option, for a total contract amount not to exceed \$298,000.
(Notes: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.)
14. Authorize execution of a 12-month extension of the contract with REPUBLIC SERVICES INC. for the management and disposal of industrial Class 2 non-hazardous waste in an amount not to exceed \$264,820, for a total contract amount not to exceed \$794,460.
(Notes: This contract was 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.)

Transportation

15. Approve an ordinance amending City Code Section 12-4-64 (D) to modify the speed limits on portions of R.M. 2222.
16. Authorize issuance of a street closure permit under City Code Chapter 14-8 for the 2015 3M Half Marathon to be held on Sunday, January 24, 2016 from 7:00 a.m. to 11:00 a.m. and waiving City Code Section 14-8-3(B)(3) regarding objections to the closure.

Item(s) from Council

17. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies and removal and replacement of members.
18. Approve a resolution initiating a neighborhood plan amendment to the Holly Neighborhood Plan to consider a change to the land use designation on the future land use map for the property located at 2406 Hidalgo Street.
(Notes: SPONSOR: Council Member Sabino "Pio" Renteria CO 1: Mayor Pro Tem Kathie Tovo CO 2: Council Member Gregorio Casar CO 3: Council Member Sheri Gallo)

19. Approve an ordinance waiving or reimbursing certain fees and requirements, and authorizing payment of certain costs for the City co-sponsored 2015 Merry Memories event, hosted by the River City Youth Foundation, which was held on Saturday, December 5, 2015 at the Dove Springs Recreation Center.
(Notes: SPONSOR: Council Member Delia Garza CO 1: Council Member Gregorio Casar CO 2: Council Member Sabino "Pio" Renteria CO 3: Mayor Steve Adler)
20. Approve an ordinance waiving or reimbursing certain costs for the Pilgrimage for Immigrant Families sponsored by Workers Defense Project which was held on Saturday, November 21, 2015 at the Texas Governor's mansion.
(Notes: SPONSOR: Council Member Gregorio Casar CO 1: Mayor Steve Adler CO 2: Council Member Delia Garza CO 3: Council Member Sabino "Pio" Renteria CO 4: Council Member Ann Kitchen)
21. Approve a resolution regarding the development and completion of the Town Lake Park Master Plan.
(Notes: SPONSOR: Mayor Pro Tem Kathie Tovo CO 1: Council Member Ann Kitchen CO 2: Council Member Leslie Pool CO 3: Council Member Delia Garza)
22. Approve the waiver or reimbursement of certain fees under City Code Chapter 14-1 for the 25th Annual ThunderCloud Subs Turkey Trot sponsored by ThunderCloud Subs which was held on Thursday, November 26, 2015, beginning at the Long Center for the Performing Arts.
(Notes: SPONSOR: Mayor Steve Adler CO 1: Council Member Gregorio Casar CO 2: Council Member Sabino "Pio" Renteria CO 3: Council Member Ora Houston CO 4: Council Member Delia Garza)

Item(s) to Set Public Hearing(s)

23. Set a public hearing to consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Development, or an affiliated entity, for a proposed affordable multi-family development to be called the Paddock at Fiskville Apartments, located at 10017 Middle Fiskville Road. (Suggested date and time: January 28, 2016 at 4:00 p.m., Austin City Hall, 301 W. Second Street, Austin, TX.) (District 4)
24. Set a public hearing to consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Development, or an affiliated entity, for a proposed affordable multi-family development to be called the Villages of Goodnight Apartments, located at Slaughter Lane and Nuckols Crossing. (Suggested date and time: January 28, 2016 4:00 pm, at Austin City Hall, 301 W. Second Street, Austin, TX.) (District 2)

25. Set a public hearing to consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Development, or an affiliated entity, for a proposed affordable multi-family development, to be called Cannon Woods Estates, located at 4506 East William Cannon Drive. (Suggested date and time: January 28, 2016 4:00 pm, at Austin City Hall, 301 W. Second Street, Austin, TX.) (District 2)
26. Set a public hearing to consider an ordinance creating a homestead preservation reinvestment zone within the boundaries of the existing Homestead Preservation District A. (Suggested date and time: December 17, 2015, 4:00 pm at Austin City Hall, 301 W. 2nd Street, Austin, TX).

Non-Consent

Item(s) Referred from Council Committee(s)

Austin Energy Utility Oversight Committee

27. Approve a resolution directing the City Manager to report back to the City Council with a proposed schedule, plan, and budget for implementing the recommendations of the Low Income Consumer Advisory Task Force with which the electric utility and the drafters of the Minority Report concur per the November 10, 2015, memo titled "Response to Low Income Advisory Task Force Recommendations.
28. Approve a resolution directing the City Manager to report back to the City Council with a timeline and information about specific actions taken toward achieving recommendations identified as "underway or current practice" in the most recent staff response to the Low Income Consumer Advisory Task Force recommendations, as well as those planned for fiscal year 16 and fiscal year 17.
29. Approve a resolution directing the City Manager to ensure that the Electric Utility Commission and the Resource Management Commission are provided an opportunity to review the recommendations of the Low Income Consumer Advisory Task Force and the Minority Report, with particular emphasis on those recommendations the electric utility does not support and/or about which there was not consensus among the Task Force members, and to forward any additional comments to the Council..

Housing and Community Development Committee

30. Approve a resolution related to CodeNEXT, affordable housing options, and fair housing choice.

Mobility Committee

31. Approve an ordinance authorizing the expansion of the existing Parking Benefit District in the University Neighborhood Overlay District.

Open Space, Environment and Sustainability Committee

32. Approve a resolution directing the City Manager to clarify the physical boundaries of the Town Lake Community Event Center Venue project.

12:00 PM - Citizen Communications: General

Carolyn Abernathy - In support of current coyote management policy.

Kyle Hoskins - TBD.

CarolAnneRose Kennedy - THANKS4GIVING2015.

Karen Rodriguez - October 30th 2015 flood buyout.

Isidro Rodriguez - October 30th flood update.

Julio Rodriguez - The flood buyout.

Executive Session

33. Discuss legal issues related to open government matters (private consultation with legal counsel - Section 551.071 of the Government Code).
34. Discuss legal issues related to sovereign immunity, City liability for claims against the City under the Texas Tort Claim Act, and how liability is determined under the Tort Claims Act. (Private consultation with legal counsel—Section 551.071).
35. Discuss legal issues related to the 2015 proposed amendments to the Meet and Confer Agreement between the City of Austin and the Austin Police Association (Private consultation with legal counsel Section 551.071 of the Government Code).

10:00 AM - Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)

36. NPA-2015-0015.01 – Kingsbery Community Solar Project – District 3 – Approve second and third readings of an ordinance amending Ordinance No. 021107-Z-11, the East MLK 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 5017-1/2 Alf Avenue and 5109-1/2 Wilcox Avenue (Tannehill Branch Creek Watershed) from Single Family land use and Recreation/Open Space land use to Utilities land use. First Reading approved on November 12, 2015. Vote: 11-0. Owner/Applicant: City of Austin, Austin Energy (Pamela

England). Agent: PowerFin Partners (Katy Ngo). City Staff: Mark Walters, 512-974-7695.

37. C14-2015-0101 – Kingsbery Community Solar Project – District 3 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5017-½ Alf Avenue and 5109-½ Wilcox Avenue (Tannehill Branch Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning and public-neighborhood plan (P-NP) combining district zoning to public-neighborhood plan (P-NP) combining district zoning. First Reading approved on November 12, 2015. Vote: 11-0. Owner: City of Austin-Austin Energy (Pamela England). Agent: PowerFin Partners, LLC (Katie Ngo). City Staff: Heather Chaffin, 512-974-2122.
38. NPA-2015-0005.02 – 7200 East Ben White Blvd. – District 3 – Approve an ordinance on second and third readings 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 7200 East Ben White Boulevard (Carson Creek Watershed) from Mixed Use and Industry land uses to Higher Density Single Family land use. First Reading approved on November 12, 2015. Vote: 11-0. Owner/Applicant: KWH Properties. Agent: Thrower Design (A. Ron Thrower). City Staff: Maureen Meredith, 512-974-2695.
39. C14-2015-0073 – 7200 E. Ben White Blvd – District 3 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7200 East Ben White Boulevard (Carson Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tract 1 and from community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning to townhouse and condominium residence-conditional overlay- neighborhood plan (SF-6-CO-NP) combining district zoning for Tract 2. First Reading approved November 12, 2015. Vote: 11-0. Owner/Applicant: KWH Properties. Agent: Thrower Design (Ron Thrower). City Staff: Andrew Moore, 512-974-7604.
40. NPA-2015-0015.02 – Little Folks Daycare – District 1 – Approve second and third readings of an ordinance amending Ordinance No. 20021107-Z-11, the East MLK 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 two properties locally known as 5700 and 5702 Reicher Drive (Fort Branch Watershed) from Single Family land use to Office land use. First Reading approved on November 12, 2015. Vote: 11-0. Owner/Applicant: Little Folk Daycare (Nelda Frasier). Agent: Vincent Gerard and Associates, Inc. (Vince Huebinger). City Staff: Kathleen Fox, 512-974-7877.

41. C14-2015-0108 – Little Folks Day Care – District 1 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5700 and 5702 Reicher Drive (Fort Branch Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to neighborhood office-neighborhood plan (NO-NP) combining district zoning. First Reading approved on November 12, 2015. Vote: 11-0. Owner: Nelda Frazier. Agent: Vincent Gerard and Associates (Vince Huebinger). City Staff: Heather Chaffin, 512-974-2122.
42. NPA-2015-0028.01 – Cameron Skilled Nursing Facility – District 4 – Approve third reading of an ordinance amending Ordinance No. 20110113-059, the Heritage Hills/Windsor Hills 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 8324 Cameron Road (Little Walnut Creek Watershed) from Industry land use to Office land use. First and Second Readings approved on November 12, 2015. Vote: 11-0. Owner/Applicant: Madison Valley Mortgage-Cameron Industrial Park, LLC (Larry Vineyard). Agent: Cunningham-Allen (Jana Rice). City Staff: Maureen Meredith, 512-974-2695.
43. C14-2015-0100 – Cameron Skilled Nursing Facility – District 4 – Approve third reading of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8324 Cameron Road (Walnut Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning. First and second readings approved on November 12, 2015. Vote: 11-0. Owner: Madison Valley Mortgage-Cameron Industrial Park, LLC (Larry Vineyard). Agent: Cunningham-Allen, Inc. (Jana Rice). City Staff: Heather Chaffin, 512-974-2122.
44. C14-2014-0186 – Hopper-Finley Tract – District 7 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2500 South Heatherwilde Boulevard (Harris Branch Watershed) from development reserve (DR) district zoning to single family residence-small lot-conditional overlay (SF-4A-CO) combining district zoning for Tract 1, multifamily residence-moderate-high density (MF-4) district zoning for Tract 2 and community commercial (GR) district zoning for Tract 3. First Reading approved on November 12, 2015. Vote: 10-0, Council Member Houston was off the dais. Owner/Applicant: Finley Company (Tim Finley). Agent: Graves Dougherty Hearon & Moody (Michael J. Whellan). City Staff: Sherri Sirwaitis, 512-974-3057.
45. C14-2014-0193 – MMK Ventures, LLC – District 7 – Approve third reading of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1601 Cedar Bend Drive (Walnut Creek Watershed) from rural residence (RR) district zoning to single-family residence-small lot-conditional overlay (SF-4A-CO) combining district zoning. First reading

approved on October 15, 2015. Vote: 10-0. Second reading approved on November 12, 2015. Vote: 9-3, Council Members Renteria, Troxclair and Houston voted nay. Owner/Applicant: MMK Ventures, LLC (Saeed Minhas). Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.). City Staff: Sherri Sirwaitis, 512-974-3057.

46. C14-2015-0118 – Emerald Forest @ William Cannon Rezoning – District 2 – Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6707 Emerald Forest Drive (Williamson Creek Watershed, South Boggy Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning and limited office-neighborhood plan (LO-NP) combining district zoning to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. First Reading approved on November 12, 2015. Vote: 11-0. Owner/Applicant: JBS Holdings, LP (Sheri Krause). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 512-974-7719.

10:00 AM - Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)

47. NPA-2015-0002.02 – 901 Spence Street – District 3 – Conduct a public hearing and approve an ordinance amending Ordinance No. 19990513-70, the East Cesar Chavez 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 901 Spence Street (Lady Bird Lake Watershed) from Single Family to Mixed Use/Office land use. Staff Recommendation: To deny Mixed Use/Office land use. Planning Commission Recommendation: To be reviewed on December 8, 2015. Owner: Margot Perez-Greene, Executor Estate of Ananias B. Perez. Agent: Gayle Rosenthal, Attorney/Broker. City Staff: Maureen Meredith, (512) 974-2695.
48. C14-2015-0109 – 901 Spence – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 901 Spence Street (Lady Bird Lake Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning. Staff Recommendation: To deny general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on December 8, 2015. Owner: Estate of Ananias B. Perez (Margot-Green). Applicant: Rosenthal Properties (Gayle Rosenthal). City Staff: Heather Chaffin, 512-974-2122.
49. NPA-2015-0003.01 – New Hope Baptist Church Rezoning – District 1 – Conduct a public hearing and approve an ordinance amending Ordinance No. 990715-113, the Chestnut 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 2403 (also known as 2405) East 16th Street (Boggy Creek Watershed) from Civic land use to Office land use. Staff Recommendation: To grant Office land use. Planning Commission Recommendation: To grant Office land use. Owner/Applicant: New Hope Baptist Church. Agent: Husch Blackwell (Nikelle Meade). City Staff: Maureen Meredith, 512-974-2695.

50. C14-2015-0107 – New Hope Baptist Church – District 1 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2405 East 16th Street (Boggy Creek Watershed) from public-neighborhood plan (P-NP) combining district zoning to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district zoning. Staff Recommendation: To grant limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district zoning. Planning Commission Recommendation: To grant limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district zoning. Owner: New Hope Baptist Church (Roy Jones). Applicant: Husch Blackwell (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122.
51. NPA-2015-0005.03 – 2407-2409 Montopolis Drive – 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 2407-2409 Montopolis Drive (Country Club East Watershed) from Commercial 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: Petree Rentals (Elizabeth and Larry Petree). Agent: Permit Partners (David Cancialosi). City Staff: Maureen Meredith, 512-974-2695.
52. C14-2015-0099 – 2407-2409 Montopolis Drive – District 3 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2407-2409 Montopolis Drive (Country Club East Watershed; Carson Creek Watershed) from general commercial services-neighborhood plan (CS-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/Applicant: Petree Rentals (Elizabeth and Larry Petree). Agent: Permit Partners, LLC (David Cancialosi). City Staff: Andrew Moore, 512-974-7604.
53. NPA-2015-0008.01 - 2612 Sol Wilson Avenue - District 1 - 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 2612 Sol Wilson Avenue (Boggy Creek Watershed) from Civic land use to Mixed Use land use. Staff Recommendation: To grant Neighborhood Mixed Use land use. Planning Commission Recommendation: To be reviewed on December 8, 2015. Owner/Applicant: Fox Investment Properties, L.L.C. Agent: Lenworth Consulting, L.L.C. (Ignacio "Nash" Gonzales, Jr.). City Staff: Maureen Meredith, 512-974-2695.

54. C14-2015-0102 – 2612 Sol Wilson – District 1 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2612 Sol Wilson Avenue (Boggy Creek Watershed) from neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V- NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Staff Recommendation: To deny general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on December 8, 2015. Owner: Fox Investment Properties, LLC (Chadwick Fox). Applicant: Lenworth Consulting, LLC. (Nash Gonzales). City Staff: Heather Chaffin, 512-974-2122.
55. 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 be reviewed on December 8, 2015. Owner/Applicant: Boys and Girls Club of Austin (Chuck Carroll). Agent: Drenner Group (Stephen Rye). City Staff: Maureen Meredith, 974-2695.
56. 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 be reviewed on December 8, 2015. Owner: Jimmy Nassour. Agent: Drenner Group (Stephen Rye). City Staff: Heather Chaffin, 512-974-2122.

57. 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 N. IH 35 Service Road, Northbound (Waller Creek Watershed) from general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district 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 December 8, 2015. Owner: JH West 12th Street Partners, Ltd. (Haythem Dawlett). Agent: Drenner Group (Stephen Rye). City Staff: Heather Chaffin, 512-974-2122.
58. 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 & 2309 Thornton Road (West Bouldin Creek Watershed) from commercial services (CS) district zoning to commercial services-vertical mixed use-(CS-MU-V) combining district zoning. Staff Recommendation: To grant commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Planning Commission Recommendation: To be reviewed on December 8, 2015, Owner/Applicant: UT Land Company, Ltd./Jimmy Nassour. Agent: Alice Glasco Consultant/Alice Glasco. City Staff: Andrew Moore, 512-974-7604.
59. C14-2015-0061 – Townbridge Homes Rezoning – District 2 – Conduct a public hearing and approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7513 and 7603 Cooper Lane (South Boggy Creek Watershed) from development reserve (DR) district zoning and single family residence-standard lot (SF-2) district zoning to townhouse to condominium residence-conditional overlay (SF-6-CO) combining district zoning. First Reading approved on November 19, 2015. Vote: 11-0. Owner/Applicant: Townbridge Homes, LLC (Aaron Levy). Agent: Thrower Design (Ron Thrower). Agent: City Staff: Wendy Rhoades, 512-974-7719.

60. C14-2015-0091 - 1900 Burton Drive - District 3 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1900 Burton Drive and 1901 Mariposa Drive (Lady Bird Lake Watershed) from multifamily residence-low density (MF-2) district zoning and multifamily residence- medium density (MF-3) district zoning to multifamily residence-moderate-high density (MF-4-CO) combining district zoning. Staff Recommendation: To grant multifamily-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Planning Commission Recommendation: To grant multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Owner/Applicant: Richard J. Bruggeman. Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele R. Lynch). City Staff: Andy Moore, 512-974-7604.
61. C14-2015-0093 - 1507 Nueces Street - District 9 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1507 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: Philip Raney, Nueces Street Partners, LLC (Philip Raney). Agent: Bury, Inc. (Derek Villemez) and Husch Blackwell LLP (Nikelle Meade). City Staff: Victoria Haase, 512-974-7691.
62. C14-2015-0094 - 507 West 16th Street - District 9 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 507 West 16th 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: Philip Raney, Nueces Street Partners, LLC (Philip Raney). Agent: Bury, Inc. (Derek Villemez) and Husch Blackwell (Nikelle Meade). City Staff: Victoria Haase, 512-974-7691.
63. C14-2015-0111 – 603 W 8th Street – District 9 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 603 West 8th Street (Shoal Creek Watershed) from general office-historic landmark (GO-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. Historic Landmark Commission Recommendation: To grant an indefinite postponement. Planning Commission Recommendation: To grant an

indefinite postponement. Owner/Applicant: 2015 Austin Gilfillan LP (Rene O. Campos). Agent: Drenner Group (John Donisi). City Staff: Victoria Haase, 512-974-7691.

64. C14-2015-0112 – 4517 Triangle Avenue – 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 4517 Triangle Avenue (Waller Creek Watershed) from community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning to multi-family residence-highest density (MF-6) district zoning. Staff Recommendation: To grant multi-family residence-highest density-conditional overlay (MF-6-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence-highest density-conditional overlay (MF-6-CO) combining district zoning. Owner/Applicant: SV Triangle LP (R. Warren Walters). Agent: McLean & Howard, LLP (Jeff Howard). City Staff: Victoria Haase, 512-974-7691.
65. C14-2015-0114 – 5010 and 5012 Heflin Lane – District 1 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5010 and 5012 Heflin Lane (Fort Branch Creek Watershed) from single family residence-small lot-neighborhood plan (SF-4A-NP) combining district zoning to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Staff Recommendation: Pending. Planning Commission Recommendation: To grant an indefinite postponement. Owner: Heflin Phase 1, LLC (Lynn Yuan). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. (Michele R. Lynch). City Staff: Heather Chaffin, 512-974-2122.
66. C14-2015-0121 -1023 Springdale - District 3 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 1023 Springdale Road (Tannehill Branch Creek Watershed; Boggy Creek Watershed) from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, to change a condition of zoning. Staff Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, to change a condition of zoning. Planning Commission Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, to change a condition of zoning. Owner: 1023 Holdings, LLC (Daryl Kunik). Applicant: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512-974-2122.
67. 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 be reviewed on December 15, 2015. Owner/Applicant: C. Lee Family Corporation (Simon Lee). Agent: Land Answers Inc. (Jim Wittliff). City Staff: Victoria Haase, 512-974-7691.

68. C14-2015-0127 - Lexington Parke II - District 2 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as the northwest quadrant of Ross Road and Pearce Lane (Dry Creek East Watershed, Onion Creek Watershed) from single family residence-small lot (SF-4A) district zoning and multifamily residence-medium density (MF-3) district zoning to mobile home residence (MH) district zoning. Staff Recommendation: To grant mobile home residence (MH) district zoning. Zoning and Platting Commission Recommendation: To grant mobile home residence (MH) district zoning. Owner: Lexington 281, L.P. (Mehrdad Moayed). Applicant: Roberts Communities (Scott Roberts). Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Wendy Rhoades, 512-974-7719.
69. C14-2015-0132 – Calvin’s Liquor – District 7 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 8820 Burnet Road, Suite 505 (Shoal Creek Watershed) from general commercial services (CS) district zoning to commercial-liquor sales (CS-1) district zoning. Staff Recommendation: To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning. Owner/Applicant: MWM Fund VII, Ltd. c/o Durhman & Bassett Realty Group, Inc. (Jay Kaplan). Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.
70. 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 be reviewed on December 15, 2015. Owner/Applicant: Douglas L. Reynolds. Agent: Bury, Inc. (Kate Kniejski). City Staff: Sherri Sirwaitis, 512-974-3057.
71. C14-2015-0140 – Latta Rezoning – District 5 – Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7505 Wynne Lane (South Boggy Creek Watershed) from mobile home residence (MH) district zoning to single family residence-

standard lot (SF-2) district zoning. Staff Recommendation: To grant single family residence-standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence-standard lot (SF-2) district zoning. Owner/Applicant: La Picharow, LLC (Glenn Latta). City Staff: Wendy Rhoades, 512-974-7719.

72. C14-2015-0143 – Rezoning of Lots 1, 2 and 7 of Parmer Place – District 7 – Conduct a public hearing and approve 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 multi-family residence-medium density-conditional overlay (MF-3-CO) combining district zoning. Staff Recommendation: To grant multi-family residence-medium density-conditional overlay (MF-3-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence-medium density-conditional overlay (MF-3-CO) combining district zoning. Owner/Applicant: Dessau Partners, Ltd. (John C. Lewis). Agent: Longaro & Clarke, L.P. (Joseph Longaro). City Staff: Sherri Sirwaitis, 512-974-3057.
73. 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.


4:00 PM - Public Hearings and Possible Actions


74. 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.
75. Conduct a public hearing and consider an ordinance regarding the Estancia Hill Country Public Improvement District 2016 assessment roll and authorizing the levying of the 2016 assessments. Related to Item # 7.
76. Conduct a public hearing and consider an ordinance regarding the Indian Hills Public Improvement District 2016 assessment roll and authorizing the

levying of the 2016 assessments. Related to Item # 8.

77. Conduct a public hearing and consider an ordinance regarding the Whisper Valley Public Improvement District 2016 assessment roll and authorizing the levying of the 2016 assessments. Related to Item # 9.
78. Conduct a public hearing and consider an ordinance regarding the Austin Downtown Public Improvement District 2016 assessment roll and authorize the levying of 2016 assessments.
79. Conduct a public hearing and consider an ordinance granting a site specific amendment to City Code Section 25-8-514 and granting a variance to City Code Section 25-8-261 to allow redevelopment of St. Catherine of Siena Church (SP-2014-0476C). This action requires a site specific amendment to the Save Our Springs Initiative and concerns property in the Barton Springs Zone. (District 8). Related to Item # 80.
80. Conduct a public hearing and consider an ordinance regarding floodplain variances for the redevelopment of St. Catherine of Siena Church located at 4800 Convict Hill Road as requested by the owner of the property (District 8). The property is partially in the 25-year and 100-year floodplains of the Kincheon Branch, a tributary of Williamson Creek. Related to Item # 79.
81. Conduct a public hearing and consider an ordinance amending City Code Title 25 related to short-term rental use.

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.