



**Thursday, December 08, 2016**

The Austin City Council will convene at 10:00 AM on  
Thursday, December 08, 2016 at Austin City Hall  
301 W. Second Street, Austin, TX



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

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

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

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

## **10:00 AM – City Council Convenes**

### **Consent**

#### **Approval of Minutes**

1. Approve the minutes of the Austin City Council work session of November 29, 2016 and regular meeting of December 1, 2016.

#### **Animal Services Office**

2. Approve an ordinance amending City Code Section 3-1-29 (Sterilization) related to the sterilization of animals at the Austin Animal Shelter.

#### **Capital Contracting Office**

3. Authorize additional funding for the New Central Library Project Construction Manager at Risk Contract with HENSEL PHELPS CONSTRUCTION COMPANY in the amount of \$5,550,000, for a revised contractual Construction Cost Limitation not to exceed amount of \$126,605,934, for the construction of the New Central Library and Related Improvements including 2nd Street Bridge, utilities, roadway improvements, Shoal Creek Greenbelt improvements, and the Seaholm Substation art wall. (District 9)  
(Notes: This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) with 7.69% MBE and 3.02% WBE participation to date. Current and Future work packages for Construction Phase Services MBE/WBE goals are: 2.07% African American; 7.26% Hispanic; 0.80% Native/Asian; and 2.44% WBE.)

#### **Health and Human Services**

4. Authorize negotiation and execution of Amendment No. 2 to the 37-month agreement with African American Youth Harvest Foundation, Inc., for programs that enhance the quality of life for African American youth and families, in an amount not to exceed \$182,323.

#### **Law**

5. Authorize execution of an amendment to a legal services contract with Elana

Einhorn for legal representation in connection with National Media Corporation et al. v. City of Austin, Cause No. D-1-GN-10-003997, in an amount not to exceed \$82,600, for a total contract amount not to exceed \$96,600.

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

6. Approve a resolution supporting a proposal by Austin Habitat for Humanity, Inc. for the development of affordable/workforce housing on approximately 12 acres of surplus vacant land, currently owned by the Austin Independent School District (AISD), directly adjacent to the AISD Service Center located at 5101 East 51st Street. (District 1).
7. Approve a resolution supporting a proposal by Foundation Communities, Inc. for the development of affordable housing on surplus property owned by the Austin Independent School District and currently known as the Allan Center, located at 4900 Gonzalez Street. (District 3).

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

8. Authorize submission, negotiation and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by AUSTIN INDEPENDENT SCHOOL DISTRICT, located at (1) the northwest corner of Doris Drive and Hathaway Drive [District 7], (2) 3908 Avenue B [District 9], (3) the northeast corner of Jackie Robinson Street and Tannehill Lane [District 1], (4) the southeast portion of 411 East Alpine Road [District 3], (5) the southwest corner of US Highway 183 and Loyola Lane [District 1], (6) 4806 Trail West Drive [District 8], (7) 110 East 9th Street [District 9], (8) 1111 West 6th Street [District 9], (9) the east portion of East 51st Street [District 1], and (10) 4900 Gonzales Street [District 3] for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing, enhanced greenspace, protecting natural drainage features and protection of a spring.

### **Purchasing Office**

9. Authorize negotiation and execution of a contract with RALPH ANDERSEN & ASSOCIATES, or one of the other qualified offerors to Request for Qualification Statements TLF0305, to provide recruiting services for the selection of a new City Manager, in an amount not to exceed \$65,000. (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 services required for this solicitation, there was insufficient subcontracting opportunities; therefore, no subcontracting goals were established.)
10. Authorize negotiation and execution of a contract with MINORITIES FOR EQUALITY IN EMPLOYMENT, EDUCATION, LIBERTY AND

JUSTICE DBA MELJ JUSTICE CENTER, to provide case management and associated services for previously incarcerated persons and their families, in an amount not to exceed \$250,000.

( Notes: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established. )

### **Transportation**

11. Approve an ordinance amending Exhibit A to the Fiscal Year 2016-2017 City of Austin Fee Schedule Ordinance No. 20160914-003 to set administrative fees and rental fees for considering, approving, monitoring, and licensing the use of right of way and transportation infrastructure by wireless service providers for small cell networks.

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

12. 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.
13. Approve the waiver or reimbursement of certain fees under City Code Chapter 14-8 for the 26th Annual ThunderCloud Subs Turkey Trot sponsored by ThunderCloud Subs which was held on Thursday November 24, 2016, beginning at the Long Center for the Performing Arts.  
( Notes: SPONSOR: Council Member Sheri Gallo CO 1: Mayor Steve Adler CO 2: Council Member Delia Garza CO 3: Council Member Ora Houston CO 4: Mayor Pro Tem Kathie Tovo )
14. Approve an ordinance waiving or reimbursing certain fees for the Taiwan National Day Celebration sponsored by the Austin Chapter of Taiwanese Chambers of Commerce (ACTCC) which was held on Saturday, October 29, 2016, at the Asian American Resource Center.  
( Notes: SPONSOR: Mayor Pro Tem Kathie Tovo CO 1: Mayor Steve Adler CO 2: Council Member Sheri Gallo CO 3: Council Member Sabino "Pio" Renteria )

### **Non-Consent**

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

##### **Audit and Finance Committee**

15. Approve an ordinance amending City Code Section 2-1-130 relating to the Downtown Austin Community Court Advisory Committee.

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

16. Approve adoption of the Lamar Beach Park Master Plan as developed in conjunction with Design Workshop, Inc., which includes 65.4 acres of existing parkland along the north shore of Lady Bird Lake between Lamar Boulevard and MoPac. (District 9).

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

17. NPA-2016-0010.02 - East Sixth Street Village - District 3 - Approve second and third readings of an ordinance amending Ordinance No. 011213-43, the Holly Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) for property locally known as 622 Pedernales Street (Lady Bird Lake Watershed) from industry land use to mixed use land use. First Reading approved on September 22, 2016. Vote: 10-0, Council Member Troxclair was off the dais. Owner/Applicant: 2422 Hidalgo Street, LP (M. Timothy Clark). Agent: 2422 Hidalgo Street, LP (David Cox). City Staff: Maureen Meredith, 512-974-2695.
18. C14-2016-0041 - East Sixth Street Village South - District 3 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2416 East Sixth Street (Lady Bird Lake Watershed) from limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning. First Reading approved on September 22, 2016. Vote: 10-0, Council Member Troxclair was off the dais. Owner/Applicant: 2416 East Sixth Street, L.P. (David Cox). City Staff: Heather Chaffin, 512-974-2122.
19. C14-2016-0043 - East Sixth Street Village North - District 3 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 622 Pedernales Street (Lady Bird Lake Watershed) from limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. First Reading approved on September 22, 2016. Vote: 10-0, Council Member Troxclair was off the dais. Owner/Applicant: 2416 East Sixth Street, L.P. (David Cox). City Staff: Heather Chaffin, 512-974-2122.
20. NPA-2016-0025.01 - Lantana Tract 33 - District 8 - 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 6701, 6825-1/2, and 7045-1/2 Rialto Boulevard (Barton Creek Watershed; Williamson Creek Watershed-

Barton Springs Zone) from Office land use to Multifamily land use. First Reading approved on September 22, 2016. Vote: 10-0, Council Member Troxclair was off the dais. Owner/Applicant: Lantana Tract 33, L.P. (Barry P. Marcus). Agent: Smith, Robertson, Elliott & Douglas, LLP (Mary Stratmann). City Staff: Maureen Meredith, 512-974-2695.

21. C14-2016-0011 - Lantana Tract 33 - District 8 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6701, 6825-½, and 7045-½ Rialto Boulevard (Barton Creek Watershed; Williamson Creek Watershed-Barton Springs Zone) from general office-neighborhood plan (GO-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 September 22, 2016. Vote: 10-0, Council Member Troxclair was off the dais. Owner/Applicant: Lantana Tract 33, LP (Barry P. Marcus). Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman). City Staff: Andrew Moore, 512-974-7604.
22. C14-2016-0052 – Removal of Historic (H) overlay and removal of Conditional Overlay (CO) – District 9 – Approve second and third readings of an ordinance amending City Code Title 25-2 by rezoning property locally known as 507 West 23rd Street (Shoal Creek Watershed) from general office-conditional overlay-historic landmark-neighborhood plan (GO-CO-H-NP) combining district zoning to general office-neighborhood plan (GO-NP) combining district zoning. First Reading approved on November 10, 2016. Vote: 11-0. Owner: 23 Nueces LLC (Edward Johnson). Applicant: Mike McHone Real Estate (Mike McHone). City Staff: Heather Chaffin, 512- 974-2122.
23. C14-2016-0091 – 4001 S. Lamar Boulevard – District 5 – Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 4001 S. Lamar Boulevard (Williamson and Barton Creek Watersheds) from general commercial services-vertical mixed use (CS-V) combining district zoning to commercial-liquor sales-vertical mixed use building-conditional overlay (CS-1-V-CO) combining district zoning. First Reading approved on November 10, 2016. Vote: 11-0. Agent: Thrower Designs/Ron Thrower. Owner: ACS/Bearcreek Properties Ltd/Manny Frahani City Staff: Andrew Moore, 512-974-7604.

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

24. C14-85-288.8 (RCA3) - Lantana Tract 33 - District 8 - Conduct a public hearing to amend a restrictive covenant on property locally known as 6701, 6825-½, and 7045-½ Rialto Boulevard (Barton Creek Watershed; Williamson Creek Watershed-Barton Springs Zone). Staff Recommendation: To grant the amendment to remove net leasable square footage and floor-to-area ratio restriction, reduce the allowable impervious cover and require on-site water

quality controls. Planning Commission Recommendation: To grant the amendment to remove net leasable square footage and floor-to-area ratio restriction, reduce the allowable impervious cover and require on-site water quality controls. Owner/Applicant: Lantana Tract 33, LP (Barry P. Marcus). Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman). City Staff: Andrew Moore, 512-974-7604.

25. NPA-2016-0005.01 - Thrasher Lane Lots - 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 2500, 2508, & 2514 Thrasher Lane (Carson Creek Watershed) from Commercial to Mixed Use land use. Staff Recommendation: To grant Mixed Use and Commercial land use. Planning Commission Recommendation: To be reviewed on December 13, 2016. Owner/Applicant: Dalor, LTD (David Suissa). Agent: Permit Partners (David Cancialosi). City Staff: Maureen Meredith, (512) 974-2695.
26. C14-2016-0070 – Thrasher Lane Lots – District 3 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2500, 2508 and 2514 Thrasher Lane (West Country Club Creek and Carson Creek Watersheds) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed used-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To be reviewed December 13, 2016. Agent: Permit Partners/David Cancialosi. Owner: Dalor Ltd. (David Suissa). City Staff: Andrew Moore, 512-974-7604.
27. NPA-2016-0005.02 – Montopolis-Ben White FLUM Amendment – 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 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive Lane (Country Club East & Carson Creek Watershed) from Industry to Mixed Use land use. Staff Recommendation: To deny Mixed Use land use. Planning Commission Recommendation: To be reviewed on January 10, 2017. Owner/Applicant: Ocampo Partners, Ltd. Agent: Coats Rose (John M. Joseph). City Staff: Maureen Meredith, (512) 974-2695.
28. C14-2016-0085 – Montopolis-E. Ben White Zoning – District 3 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2601 Montopolis Drive and 6700 and 6800 E. Ben White Boulevard (West Country Club Creek and Carson Creek Watersheds) from limited industrial services-neighborhood plan (LI-NP) combining district zoning to general commercial services-mixed use-

neighborhood plan (CS-MU-NP) combining district zoning. Staff Recommendation: To deny general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Planning Commission Recommendation: To be reviewed January 10, 2017. Agent: Coats Rose/John Joseph. Owner: Ocampo Partners Ltd. City Staff: Andrew Moore, 512-974-7604.

29. C14-78-220 (RCT) – Montopolis-Ben White Subdivision – District 3 – Conduct a public hearing to terminate a restrictive covenant on property locally known as 6700 & 6800 E. Ben White Blvd and 2601 Montopolis Drive (Country Club West and Carson Creek Watersheds). Staff Recommendation: To grant the termination of the Restrictive Covenant as it relates to this property. Planning Commission Recommendation: To be heard January 10, 2017. Applicant/Agent: Coats Rose/John Joseph. Owner: Ocampo Partners Ltd. City Staff: Andrew Moore, 512-974-7604.
30. NPA-2016-0013.01 - Bouldin Courts - District 9 - Conduct a public hearing and approve an ordinance amending Ordinance No. 020523-32, the Bouldin Creek Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 908, 1000, & 1002 South 2nd Street (East Bouldin Watershed) from Single Family to Higher Density Single Family land use. Staff Recommendation: To grant Higher Density Single Family land use. Planning Commission Recommendation: To grant Higher Density Single Family land use. Owner/Applicant: PSW Homes, LLC (Jarrod Corbell). City Staff: Maureen Meredith, (512) 974-2695.
31. C14-2016-0077 - Bouldin Courts - District 9 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 900, 904, 908, 1000 & 1002 South 2nd Street and 705 Christopher Street (East Bouldin Creek Watershed) community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and family residence-neighborhood plan (SF-3-NP) combining district zoning to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Staff Recommendation: To grant townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning. Planning Commission Recommendation: To grant townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning. Agent: PSW Homes (Jarred Corbell). Owner: 1st Street Highlands LP (PSW Homes). City Staff: Andrew Moore, 512-974-7604.
32. NPA-2016-0021.01 - Ben White Zoning - District 3 - 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 5016 ½ E. Ben White Blvd. (Country Club West/Carson Creek Watershed) from Commercial land use to Mixed Use land use. Staff Recommendation: To grant Commercial land use and Mixed Use land use. Planning Commission Recommendation: To grant Commercial land use and Mixed Use land use. Owner/Applicant: Ashley Gibson). Agent: Brown and Gay Engineers (Steven Buffum, P.E.). City Staff: Maureen Meredith, 512-974-2695.

33. C14-2016-0069 - Ben White Zoning - District 3 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 5016 ½ East Ben White Boulevard (West Country Club and Carson Creek Watersheds) 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 for Tract 1 and from community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to community commercial-mixed use-conditional overlay -neighborhood plan (GR-MU- CO-NP) combining district zoning for Tract 2. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning for Tract 1 and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tract 2. Planning Commission Recommendation: To grant general commercial services -mixed use-conditional overlay- neighborhood plan (CS-MU-CO-NP) for Tract 1; and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for Tract 2. Applicant: Brown & Gay Engineers (Steven Buffum). Owner: Azur Property Investment. City Staff: Andrew Moore, 512-974-7604.
34. C14-2015-0119 - Neal Mixed Use Zoning - District 9 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1507, 1509, 1511, 1601 and 1603 Shoal Creek Boulevard (Shoal Creek Watershed) from general office (GO) district zoning, limited office (LO) district zoning, and family residence (SF-3) district zoning to general office-mixed use-vertical mixed use building (GO-MU-V) combining district zoning, as amended. Staff Recommendation: To grant general office-mixed use-vertical mixed use building (GO-MU-V) combining district zoning. Planning Commission Recommendation: To be reviewed on December 13, 2016. Owner/Applicant: F. Scott Holdings, LLC (John Neal). Agent: Site Specifics (John Hussey). City Staff: Andrew Moore, 512-974-7604.
35. C14-2016-0039 - Thornton II - District 5 - Conduct a public hearing and approve second reading of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2413 Thornton Road (West Bouldin Creek Watershed) from general commercial services (CS) district zoning to multifamily moderate-high density-conditional overlay (MF-4-CO)

combining district zoning. Council approved multifamily residence low density (MF-2) district zoning on First Reading, November 10, 2016; Vote: 11-0. Applicant: South Llano Strategies (Glen Coleman). Owner: John & Susan Hoberman. City Staff: Andrew Moore, 512-974-7604.

36. C14-2016-0087 – 2431 E. Oltorf Street – District 3 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2431 E. Oltorf Street (Country Club West Creek Watershed) from community commercial services (GR) district zoning to multifamily residence highest density (MF-6-CO) combining district zoning. Staff Recommendation: To grant multifamily moderate-high density (MF-4) district zoning. Planning Commission Recommendation: To be reviewed December 13, 2016. Agent: South Llano/Glen Coleman. Owner: Jimmy Nassour. City Staff: Andrew Moore, 512-974-7604.
37. C14-2016-0092 – Tech Ridge Residences – District 1 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12200 Jourdan Crossing Boulevard (Walnut Creek Watershed) from development reserve (DR) district zoning to multifamily residence medium-density (MF-3) district zoning. Staff Recommendation: To grant multifamily residence medium-density (MF-3) district zoning. Zoning and Platting Commission Recommendation: To grant multifamily residence medium-density (MF-3) district zoning. Owner: Guefen Development Company (David Kulkarni). Applicant: Alice Glasco Consulting (Alice Glasco). City Staff: Heather Chaffin, 512- 974-2122.
38. C14-2016-0093 – 510 W 15th Rezoning – District 9 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 510 West 15th Street (Shoal Creek Watershed) from general office (GO) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Staff Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Owner/Applicant: 15th and Nueces, LLC. Agent: Armbrust & Brown, PLLC (Amanda Morrow). City Staff: Wendy Rhoades, 512-974-7719.
39. C14-2016-0097 – South Congress Residences – District 3 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4714 South Congress Avenue (Williamson Creek Watershed) from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on December 13, 2016. Owner: Diamond Real Estate Investment, Inc. (Curt Sutherland). Applicant:

Guefen Development Company (David Kulkarni). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 512-974-7719.

40. C14-2016-0106 – 4411 SOCO – District 3 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4411 South Congress Avenue (Williamson Creek Watershed) from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on December 13, 2016. Owner: Olivia and Harry Wilke. Applicant: LEMCO Holdings, LLC (David Cox). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 512-974-7719.
41. C14-2016-0107 – Avery Ranch and Pearson Ranch Rezoning – District 6 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 9413 ½ Pearson Ranch Road (South Brushy Creek Watershed) from interim-rural residence (I-RR) district zoning to general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Staff Recommendation: To grant general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Owner/Applicant: England Ranch NE Limited Partnership (Joe F. England). Agent: Stantec Consulting (Stephen Rye). City Staff: Sherri Sirwaitis, 512-974-3057.
42. C14-2016-0109 – Bratton Lane – District 7 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 16401 Bratton Lane (Gilleland Creek Watershed) from single family residence-standard lot (SF-2) district zoning to limited industrial services (LI) district zoning. Staff Recommendation: To grant limited industrial (LI) district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial (LI) district zoning. Owner/Applicant: Ramming Land, LLC (John Ramming). Agent: Land Use Solutions, LLC (Michele Haussmann). City Staff: Sherri Sirwaitis, 512-974-3057.
43. C14-2016-0110 – West House, LLC – District 9 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1005 West Avenue (Shoal Creek Watershed) from multifamily residence-moderate-high density (MF-4) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning, as amended. Staff Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Planning

Commission Recommendation: To be reviewed on December 13, 2016.  
Owner/Applicant: West House, LLC (Adam Moore). Agent: Hajjar / Peters  
(Kareem Hajjar). City Staff: Wendy Rhoades, 512-974-7719.

44. C14-2016-0114 – Domain Entertainment District – District 7 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3121 Palm Way (Walnut Creek Watershed) from major industrial-planned development area (MI-PDA) district zoning to major industrial-planned development area (MI-PDA) district zoning, to change a condition of zoning. Staff Recommendation: To grant major industrial-planned development area (MI-PDA) district zoning. Planning Commission Recommendation: To grant major industrial-planned development area (MI-PDA) district zoning. Owner/Applicant: Domain Retail Property Owner, LP c/o Endeavor Real Estate Group. Agent: Jackson Walker, LLC (Katherine Loayza). City Staff: Sherri Sirwaitis, 512-974-3057.
45. C14-85-002(RCT) – Wesley Foundation of Austin – District 9 – Conduct a public hearing to terminate a public restrictive covenant on a property locally known as 2202 Nueces Street (Shoal Creek Watershed). Staff Recommendation: To grant the restrictive covenant termination. Planning Commission Recommendation: To grant the restrictive covenant termination. Owner/Applicant: Alice Glasco Consulting (Alice Glasco). City Staff: Sherri Sirwaitis, 512-974-3057.
46. C14H-2016-0073 – Bremond Carriage House – District 9 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 504 West 7th Street from general office (GO) district zoning to general office-historic landmark (GO-H) combining district zoning. Staff Recommendation: To grant general office-historic landmark (GO-H) combining district zoning. Historic Landmark Commission Recommendation: To grant general office-historic landmark (GO-H) combining district zoning. Planning Commission Recommendation: To grant general office-historic landmark (GO-H) combining district zoning. Applicant: Jody Wingrove, for Rockafellow Properties, LLC, owner. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.
47. C14H-2016-0099 – Dawson-Tinnin House – District 9 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 905 Dawson Road from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-historic landmark-neighborhood plan (SF-3-NP) combining district zoning. Staff Recommendation: To grant family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning.

Applicant: Veronica Allbright, owner. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.

48. C14H-2016-0112 – Owings-Allen-Miller House – District 9 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1405 East Cesar Chavez Street from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning. Applicant: Haahtaab Partners, Ltd., owners. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454.

### **10:30 AM - Morning Briefings**

49. Fair Housing Resolution Update

### **12:00 PM - Citizen Communications: General**

Osaekeme Ebomwonyi - Law enforcement in schools.

Sylvia Mendoza - Toll Roads.

Staryn Wagner - Affordable housing and the people affected by it.

Paul Robbins - City and Budget issues including Customer Assistance Program.

John Horne - Discuss 2 issues we are having trying to build our church.  
(Temple of Deliverance Ministries)

1) Water tap fees.

2) Possible landlocked to a safe entrance to our development.

Adam Cahn - A response to the invocation from the Satanic so called "church".

Renee Fuqua - When are my streets going to be cleaned Steve Adler? Where is that 6 figure City Manager?

### **Executive Session**

50. Discuss legal issues related to open government matters (Private consultation

with legal counsel - Section 551.071 of the Government Code).

51. Discuss issues related to a potential contract for electric service to certain State of Texas electric facilities (Certain Public Power Utilities Competitive Matters - Section 551.086 of the Government Code)
52. Discuss legal issues related to the acquisition of an interest in real property located at (1) 110 East 9th Street, (2) the northwest corner of Doris Drive and Hathaway Drive, (3) 1111 West 6th Street, (4) 3908 Avenue B, (5) the northeast corner of Jackie Robinson Street and Tannehill Lane, (6) the southeast portion of 411 East Alpine Road, (7) the east portion of 5101 East 51st Street, (8) 4806 Trail West Drive, (9) 4900 Gonzales Street, and (10) the southwest corner of US Highway 183 and Loyola Lane (Private consultation with legal counsel - Section 551.071 of the Government Code).
53. Discuss the acquisition of an interest in real property located at (1) 110 East 9th Street, (2) the northwest corner of Doris Drive and Hathaway Drive, (3) 1111 West 6th Street, (4) 3908 Avenue B, (5) the northeast corner of Jackie Robinson Street and Tannehill Lane, (6) the southeast portion of 411 East Alpine Road, (7) the east portion of 5101 East 51st Street, (8) 4806 Trail West Drive, (9) 4900 Gonzales Street, and (10) the southwest corner of US Highway 183 and Loyola Lane (Real property - Section 551.072 of the Government Code).


### **3:00 PM - Austin Housing and Finance Corporation Meeting**


54. 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 <https://austin.siretechnologies.com/sirepub/mtgviewer.aspx?meetid=1343&doctype=Agenda>)

### **4:00 PM - Public Hearings and Possible Actions**

55. Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single family residence at 4515 Avenue D as requested by the owner of the property. The property is located in the 25-year and 100-year floodplains of Waller Creek. (District 9)
56. Conduct a public hearing and consider an ordinance regarding floodplain variances for construction of a commercial building and associated parking at 1000 N. Lamar Blvd. The property is located in the 25-year and 100-year floodplains of Shoal Creek. (District 9)
57. Conduct a public hearing and consider an ordinance establishing contract electric rates for certain State of Texas facilities.

**Adjourn**

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 *For assistance, please call 512-974-2210 or TTY users route through 711.*

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.