



**AUSTIN CITY COUNCIL  
MINUTES**

**WORK SESSION MEETING  
TUESDAY, DECEMBER 6, 2016**

**The City Council of Austin, Texas convened in a Work Session Meeting on Tuesday, December 6, 2016, City Hall at 301 W. Second Street, Austin, Texas.**

**Mayor Adler called the Council Meeting to order at 9:14 a.m.**

**BRIEFINGS**

- B.1 Briefing from the Travis County Appraisal District.  
Presentation was made by Marya Crigler, Chief Appraiser, Michael Casper and Lonnie Hendry**
- B.3 Briefing on the City Manager's recruitment process.  
Mark Washington, Assistant City Manager; Joya Hayes, Human Resources Director; James Scarborough, Purchasing Director**

**COUNCIL ITEMS OF INTEREST**

**Mayor Adler introduced the agenda for the December 6, 2016 Council meeting and allowed Council to give input or ask questions on any item posted on the agenda. Staff was available to provide verbal responses to Council questions. Discussion was held on the following items taken from Thursday's agenda.**

- 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.
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.
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: Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Sherri Sirwaitis, 512-974-3057.

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)  
**At its 4:00 p.m. time certain a request to postpone this item will be made.**
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)  
**At its 4:00 p.m. time certain a request to postpone this item will be made.**
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.
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).
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).

### **COUNCIL DISCUSSION**

- D.1 Discussion regarding the proposed Grove at Shoal Creek PUD. (District 10)

**Mayor Adler recessed the Council Meeting to go into Executive Session at 12:08 p.m.**

### **EXECUTIVE SESSION**

**The City Council went into Executive Session, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda and to receive advice from Legal Counsel regarding any other item on this agenda.**

- E.1 Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).

- E.2 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)
- E.3 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).
- E.4 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).

Executive Session ended and Mayor Adler called the Council meeting back to order at 2:22 p.m.

- B.2 Affordability Review Update  
**Postponed**

**Mayor Adler called the meeting back to order at 4:16 p.m.**

**Mayor Adler adjourned the meeting at 4:16 p.m. without objection.**

**The minutes were approved on this the 15<sup>th</sup> day of December 2016 on Council Member Zimmerman's motion, Council Member Gallo's second on an 11-0 vote.**