



## **Work Session**

**Tuesday, March 6, 2018**

The City Council Work Session will convene at 9:00  
AM on Tuesday, March 6, 2018 at Austin City Hall  
301 W. Second Street  
Austin, TX



Mayor Steve Adler  
Mayor Pro Tem Kathie Tovo  
Council Member Ora Houston  
Council Member Delia Garza  
Council Member Sabino "Pio" Renteria  
Council Member Gregorio Casar  
Council Member Ann Kitchen  
Council Member Jimmy Flannigan  
Council Member Leslie Pool  
Council Member Ellen Troxclair  
Council Member Alison Alter

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

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

**A. Pre-Selected Agenda Items**

**B. Briefings**

- B1.** Briefing on the Redevelopment process of City-owned Land.
- B2.** Briefing on the Gentrification and Displacement Study and Mapping Initiative
- B3.** Briefing and discussion related to the implementation of CodeNEXT and to CodeNEXT proposed regulations.

**C. Council Items of Interest**

**D. Council Discussion**

**E. Executive Session**

- E1.** Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
- E2.** Discuss legal issues related to the Office of the City Auditor's Audit Report entitled Homelessness Assistance Audit Series: City Policies Related to Homelessness (Private consultation with legal counsel - Section 551.071 of the Government Code).
- E3.** Discuss legal issues related to Casaday v. City of Austin, et al, Cause No. D-1-GN-18-000923 in the 459th Judicial District Court of Travis County, Texas. (Private consultation with legal counsel - Section 551.071 of the Government Code).
- E4.** Discuss personnel issues related to the appointment of judges to the City of Austin Municipal Court (Personnel matters - Section 551.074 of the Government Code).

**Adjourn**

## **Consent Agenda**

### **Approval of Minutes**

1. Approve the minutes of the Austin City Council discussion of February 20, 2018, budget work session of February 21, work session of February 27, 2018, and regular meeting of March 1, 2018.

### **Capital Contracting Office**

2. Authorize award and execution of a construction contract with Johnson Controls, Inc., for the Domain District Cooling Plant Chiller #11 Supply and Installation Project, in the amount of \$2,839,020 plus a \$141,951 contingency, for a total contract amount not to exceed \$2,980,971.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 1.79% MBE and 11.25% WBE participation.]

District(s): District 7

### **Economic Development Department**

3. Authorize negotiation and execution of an amendment to the contract with the Greater Austin Asian Chamber of Commerce to add additional business development services and to increase the contract amount by \$60,000, from \$142,500 to \$202,500, with one additional 12 month option for a total contract amount not to exceed \$832,500.

### **Office of Performance Management**

4. Adopt the Austin Strategic Direction 2023 Plan, which concerns strategic outcomes related to economic opportunity and affordability, mobility, safety, health and environment, culture and lifelong learning, and government that works for all.

### **Purchasing Office**

5. Authorize negotiation and execution of a contract with Wallace Roberts & Todd, LLC, or one of the other qualified offerors to Request For Proposals 8600 SLW0522, to provide a parks and recreation long range plan, in an amount not to exceed \$400,000.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program and subcontractor goals were applied to the solicitation. The subcontracting goals were exceeded and the resulting contract will include 19.75% MBE/WBE combined participation).

6. Authorize negotiation and execution of a multi-term contract with Communication By Hand, LLC, or one of the other qualified offerors to Request For Proposals 5800 MHJ0116, to provide sign language interpreters, for up to five years for a total contract amount not to exceed \$905,000.

(Note: 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 were no subcontracting opportunities; therefore, no subcontracting goals were established).

7. Authorize negotiation and execution of an additional contract through the State of Texas SmartBuy cooperative purchasing program with Evenflo Company Inc., for infant and toddler car seats, in an amount not to exceed \$25,000, for a total aggregate contract amount for this fiscal year not to exceed \$83,000.

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

### **Transportation**

8. Authorize issuance of a street closure permit under City Code Chapter 14-8 for the Fado's Irish Pub St. Patrick's Day Festival, a fee-paid event in the 200 block of West 4th Street, to be held on Saturday, March 17, 2018 from 12:00 pm to midnight.

**District(s):** District 9

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

9. 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.

10. Approve a resolution relating to the distribution of affordable housing units for low- and moderate-income households.

**Sponsors:** Mayor Pro Tem Kathie Tovo, Council Member Ora Houston, Council Member Sabino "Pio" Renteria, Council Member Leslie Pool, and Council Member Ann Kitchen

11. Approve an ordinance waiving or reimbursing certain fees for the 10th Annual St. James Missions 5K/1k Run/Walk sponsored by St. James Missionary Baptist Church to be held Saturday March 24, 2018, at the St. James Missionary Baptist Church.

**Sponsors:** Council Member Ora Houston, Mayor Pro Tem Kathie Tovo, Council Member Sabino "Pio" Renteria, Council Member Leslie Pool, and Council Member Delia Garza

12. Approve an ordinance waiving or reimbursing certain fees for the Poverty & Homelessness Workshop sponsored by the St. Louise House which was held on Monday, March 3, 2018, at the New Central Library and the Mexican American Cultural Center.

**Sponsors:** Mayor Pro Tem Kathie Tovo, Mayor Steve Adler, Council Member Sabino "Pio" Renteria, Council Member Leslie Pool, and Council Member Ann Kitchen

13. Approve an ordinance waiving or reimbursing certain fees under City Code Chapter 14-8 for the March for Our Lives Event sponsored by Moms Demand Action for Gun Sense in America to be held Saturday, March 24, 2018.

**Sponsors:** Council Member Leslie Pool, Mayor Steve Adler, Mayor Pro Tem Kathie Tovo, and Council Member Alison Alter

### **Item(s) to Set Public Hearing(s)**

14. Set a public hearing to consider an ordinance amending the Regulating Plan for the North Burnet Gateway Zoning District to create a new Commercial Mixed Use-Gateway Zone subdistrict. (Suggested date and time, April 12, 2018, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin TX).

District(s): District 7

### **Non-Consent**

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

15. Approve second reading of an ordinance granting a non-emergency medical transfer franchise to Allegiance Mobile Health under City Code Chapter 10-2. (THE PUBLIC HEARING FOR THIS ITEM WAS HELD AND CLOSED ON March 1, 2018.)

### **Executive Session**

16. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
17. Discuss legal issues related to the Homelessness Audit Ordinance (Private consultation with legal counsel - Section 551.071 of the Government Code).

### **Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)**

18. C14-2017-0133 - 4401 South Congress Rezoning - District 3 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 4401 South Congress Avenue (Williamson Creek Watershed). Applicant's Request: To rezone 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. First reading approved general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning, on February 1, 2018. Vote: 11-0. Owner/Applicant: Sabot Development, LLC (James W. Young). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 3

19. C14-2017-0118 - Texas Health and Science University Clinic - District 5 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1709 Fort View Road (West Bouldin Creek Watershed). Applicant Request: To rezone from community commercial (GR) district zoning and limited office (LO) district zoning to community commercial - mixed use (GR-MU) combining district zoning. Staff Recommendation: To grant community commercial - mixed use (GR-MU) combining district zoning. Approved on First Reading on February 1, 2018. 10-0 vote. Owner/Applicant: T & L LP (Lisa Lin). Agent: Landanswers (Jim Wittliff). City Staff: Andrew Moore, 512-974-7604.

District(s): District 5

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

20. C14-2017-0122 - S. Lamar VMU - District 5 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1311 S. Lamar Boulevard, Unit 2 & 1401 S. Lamar Boulevard (West Bouldin Creek Watershed). Applicant Request: To rezone from general commercial services - conditional overlay (CS-CO) combining district zoning for Tract 1 and general commercial services - vertical mixed use - conditional overlay (CS-V-CO) combining district zoning for Tract 2 to general commercial services - vertical mixed use (CS-V) combining district zoning for Tract 1 and general commercial services - vertical mixed use (CS-V) combining district zoning for Tract 2. Staff Recommendation: To grant commercial services - vertical mixed use - conditional overlay (CS-V-CO) combining district zoning for both Tracts 1 and 2. Planning Commission Recommendation: To grant commercial services - vertical mixed use - conditional overlay (CS-V-CO) combining district zoning for both Tracts 1 and 2. Owner/Applicant: Seamless GCW, LTD (Joe Warnock). Agent: Armbrust & Brown, PLLC (Richard Suttle). City Staff: Andrew Moore, 512-974-7604.

District(s): District 5

21. NPA-2017-0002.01 - 4 East - 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 1600, 1602, 1604, 1606, 1608, 1610 E. 4th (Town Lake Watershed) from Specific Regulating District to Specific Regulating District land use. Staff Recommendation: To grant Applicant's request. Planning Commission Recommendation: Forwarded to Council without a recommendation due to lack of an affirmative vote. Owner: CC Third and Comal, LP and Tocayo Investments GP, LLC (Robert Gandy). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 3

22. C14-2017-0105 - 4 East - District 3 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 1600, 1602, 1604, 1606, 1608, and 1610 East 4th Street (Lady Bird Lake Watershed). Applicant Request: To rezone from transit oriented development-neighborhood plan (TOD-NP) combining district zoning to transit oriented development-central urban redevelopment- neighborhood plan (TOD-CURE-NP) combining district zoning. Staff Recommendation: To grant transit oriented development-central urban redevelopment- neighborhood plan (TOD-CURE-NP) combining district zoning, with conditions. Planning Commission Recommendation: Forwarded to Council without a recommendation due to lack of an affirmative vote. Owner: Tocayo Investments GP, LLC & CC Third and Comal, LP (Robert Gandy IV). Applicant: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Heather Chaffin, 512- 974-2122.

District(s): District 3

23. NPA-2016-0014.01 - Nuckols Crossing Road - District 2 -Conduct a public hearing and approve an ordinance amending Ordinance No. 021010-11, the Southeast 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 4500 Nuckols Crossing Road (Williamson Creek Watershed) from Single Family to Multifamily land use. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed on February

27, 2018. Owner/Applicant: Angelos Angelou and John Sasaridis. Agent: Thrower Design (A. Ron Thrower). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 2

24. C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning - District 2 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4500 Nuckols Crossing Road (Williamson Creek Watershed). Applicant's Request: To rezone from single family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed on February 27, 2018. Owner/Applicant: Angelou Angelos and John Sasaridis. Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 2

25. NPA-2017-0005.04 - 2514 Thrasher Lane - 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 2514 Thrasher Lane (Carson Creek Watershed) from Commercial to Mixed Use land use. Staff Recommendation: To deny Mixed Use land use. Planning Commission recommendation: To grant Mixed use land use. Owner/Applicant: Larry and Elizabeth Petree). Agent: Drenner Group (Leah Bojo). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 3

26. C14-2017-0125 - 2514 Thrasher - District 3 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2514 Thrasher Lane (West Country Club Creek and Carson Creek Watersheds). Applicant Request: To rezone from general commercial services -conditional overlay- neighborhood plan (CS-CO-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 grant general commercial services - mixed use-conditional overlay - neighborhood plan (CS-MU-CO-NP) combining district zoning. Agent: Drenner Group (Leah Bojo). Owner: Larry and Elizabeth Petree. City Staff: Andrew Moore, 512-974-7604.

District(s): District 3

27. C14-2017-0123 - South Chisholm Professional Offices - District 5 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1109 West Slaughter Lane (Slaughter Creek Watershed). Applicant's Request: To rezone from single family residence-standard lot (SF-2) district zoning to limited office-mixed use (LO-MU) combining district zoning. Staff Recommendation: To grant limited office-mixed use (LO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To be reviewed on March 6, 2018. Owner/Applicant: Mario Solis. Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Wendy Rhoades, 512-974-7719...De

District(s): District 3

28. C814-2017-0001 - 425 W. Riverside PUD - District 9 - Conduct a public hearing and approve

an ordinance amending City Code Title 25 by rezoning property locally known as 425 W. Riverside Drive (Lady Bird Lake Watershed). Applicant Request: To rezone from Commercial-Liquor Sales - Vertical Mixed Use - Neighborhood Plan (CS-1-V-NP) combining district zoning to Planned Unit Development - Neighborhood Plan (PUD-NP) combining district zoning. Staff Recommendation: To grant Planned Unit Development - Neighborhood Plan with conditions (PUD-NP). Planning Commission Recommendation: To be reviewed February 27, 2018. Owner/Applicant: Ronald A. Nelson, Trustee and Molley Belle Properties LP (Ronald A. Nelson). Agent: Armbrust & Brown (Richard T. Suttle, Jr.). City Staff: Andrew Moore, 512-974-7604.

District(s): District 9

29. C14-2017-0051 -Waters Park Commercial - District 7 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12219, 12219 ½ and 12221 Waters Park Road (Walnut Creek Watershed). Applicant Request: To rezone from rural residence (RR) district zoning, limited office (LO) district zoning and general office (GO) district zoning to commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning for Tract 1 and community commercial-conditional overlay (GR-CO) combining district zoning for Tract 2. Staff Recommendation: To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning for Tract 1 and community commercial-conditional overlay (GR-CO) combining district zoning for Tract 2, with conditions. Zoning and Platting Commission Recommendation: To be reviewed on March 6, 2018. Owner/Applicant: Bar Czar, LLC (Matias Segura III). Agent: South Llano Strategies (Glen Coleman). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

30. C14-2017-0123 - South Chisholm Professional Offices - District 5 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1109 West Slaughter Lane (Slaughter Creek Watershed). Applicant's Request: To rezone from single family residence-standard lot (SF-2) district zoning to limited office-mixed use (LO-MU) combining district zoning. Staff Recommendation: To grant limited office-mixed use (LO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To be reviewed on March 6, 2018. Owner/Applicant: Mario Solis. Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 5

31. C14-2016-0136 - Broadmoor - District 7 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11501 Burnet Road (Walnut Creek Watershed). Applicant Request: To rezone from north burnet/gateway-commercial mixed use-neighborhood plan combining (NBG-CMU-NP) district zoning to north burnet/gateway-transit oriented development-gateway zone-neighborhood plan combining (NBG-TOD-NP) district zoning. Staff Recommendation: Pending. Planning Commission Recommendation: To be reviewed on February 27, 2018. Owner/Applicant: Brandywine Austin, LLC (Leon Shadowen). Agent: Drenner Group, PC (Dave Anderson). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

## **Public Hearings and Possible Actions**

32. Conduct a public hearing and consider an ordinance regarding floodplain variances for the remodel of a commercial building at 1200 Barton Springs Road within the 25-year and 100-year floodplains of West Bouldin Creek.
33. Conduct a public hearing and consider an ordinance amending Title 25 to remove the applicability of the Central Urban Redevelopment (CURE) combining district boundaries east of IH-35.
34. Conduct a public hearing and consider an ordinance amending the Regulating Plan for the Plaza Saltillo Transit Oriented Development Station Area Plan to amend provisions regarding an additional density bonus program applicable to 1409 and 1411 East 4th Street.
- District(s): District 3
35. Conduct a public hearing and consider an ordinance amending the rates charged to Austin Water's retail customers for water and wastewater services (Exhibit A to Ordinance No. 20170913-002) and amending Austin Water's 2017-2018 Operating Budget (Ordinance No. 20170913-001) to account for the corresponding reduction in revenue.

## **City Council Addendum Agenda**

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

36. Discuss recommendations for appointment of municipal court judges, including the presiding judge, and take appropriate action; and declaring an emergency.
- Sponsors: Judicial Committee

### **Adjourn**

Note: The above item(s) will be considered under its respective category, but follow the last number on the Austin, Texas, City Council Agenda for Thursday, March 8, 2018

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