



AUSTIN CITY COUNCIL  
**AGENDA**

**Thursday, July 30, 2020**

The City Council will convene at 10:00 AM on  
Thursday, July 30, 2020 via Videoconference  
<http://www.austintexas.gov/page/watch-atxn-live>



Mayor Steve Adler  
Mayor Pro Tem Delia Garza, District 2  
Council Member Natasha Harper-Madison, District 1  
Council Member Sabino “Pio” Renteria, District 3  
Council Member Gregorio Casar, District 4  
Council Member Ann Kitchen, District 5  
Council Member Jimmy Flannigan, District 6  
Council Member Leslie Pool, District 7  
Council Member Paige Ellis, District 8  
Council Member Kathie Tovo, District 9  
Council Member Alison Alter, District 10

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

**Public comment will be allowed via telephone; no in-person input will be allowed. All speakers must register in advance (Wednesday, July 29 by Noon). All public comment will occur as follows:**

**For all items on the consent agenda, Public Hearings and all non-consent items other than Zoning, public comment will be taken at 10:00 a.m.**

**For all zoning items public comment will be taken at 2:00 p.m.**

**To speak remotely at the Council Meeting, residents must:**

- Submit the online registration form found at:  
[https://cityofaustin.formstack.com/forms/austin\\_city\\_council\\_speaker\\_signup](https://cityofaustin.formstack.com/forms/austin_city_council_speaker_signup). Registration must be received by 12 p.m. on Wednesday, July 29, 2020.
- Once the registration form is received, residents will receive either an email or phone call providing the telephone number to call on Thursday.
- Speakers must call in at least 45 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak.
- Handouts or other information may be emailed to [City.Clerk@austintexas.gov](mailto:City.Clerk@austintexas.gov) by 12 p.m. on Wednesday. This information will be provided to Mayor and Council in advance of the meeting.
- Any speaker who speaks prior to being called upon by the Mayor will be disconnected and will not be able to rejoin the call.
- If you need Spanish Translation Services, you must email [City.Clerk@austintexas.gov](mailto:City.Clerk@austintexas.gov) at least 48 hours in advance of the meeting.
- Residents may watch the Council Meeting online at:  
<http://www.austintexas.gov/page/watch-atxn-live>

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 Agenda**

### **Economic Development Department**

1. Approve a resolution adopting the South Congress Preservation and Improvement District Service and Assessment Plan and Budget update for 2021. Related to Item #14.  
*Strategic Outcome(s):* Economic Opportunity and Affordability.  
*District(s):* District 9
2. Approve a resolution adopting the East Sixth Street Public Improvement District Service and Assessment Plan and Budget update for 2021. Related to Item #15.  
*Strategic Outcome(s):* Economic Opportunity and Affordability.  
*District(s):* District 9
3. Approve a resolution adopting the Austin Downtown Public Improvement District Service and Assessment Plan and Budget update for 2021. Related to Item #16.  
*Strategic Outcome(s):* Economic Opportunity and Affordability.  
*District(s):* District 9

### **Telecommunications and Regulatory Affairs**

4. Approve an ordinance amending City Code Chapter 4-12 (Registration of Credit Access Businesses) to require credit services organizations to comply with City Code Chapter 4-12, creating an offense and penalty, and amending the 2019-2020 Fee Schedule in Ordinance No. 20190910-002 to add an application fee.  
*Strategic Outcome(s):* Economic Opportunity and Affordability.

### **Transportation**

5. Approve an ordinance adopting the Street Impact Fee Land Use Assumptions, Street Impact Fee Capacity Improvements Plan, Street Impact Fee Service Area Boundaries, and Street Impact Fees. Related to Item #8.  
*Strategic Outcome(s):* Mobility

## **Non-Consent**

### **Public Hearings and Possible Actions**

6. Conduct a public hearing and approve an ordinance for the full-purpose annexation of

approximately 56 acres located in Travis County, located near 5200 McKinney Falls Road, and authorize negotiation and execution of a written agreement with the owner of the land for the provision of services. The property is currently part of an annexation and development agreement and is adjacent to Austin Council District 2.

7. Conduct a public hearing and approve an ordinance adopting the Second Amendment to the 5200 McKinney Falls Parkway Annexation and Development Agreement to release Tract 2 from the agreement (adjacent to District 2).
8. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to include a Street Impact Fee program. Related to Item #5.
9. Conduct a public hearing and receive public comment on growth-related projects within the Drinking Water Protection Zone to be included in the FY 2020-2021 Capital Budget.
10. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create the Central Health Overlay district within the Downtown Austin Plan District Map.
11. Conduct a public hearing and consider an ordinance amending City Code Section 25-13-45 relating to compatible residential uses in Airport Overlay Zone Three (AO3).
12. Conduct a public hearing and consider the proposed rate and fee changes for Austin Resource Recovery as part of the Fiscal Year 2020-2021 Proposed Budget.
13. Conduct a public hearing on the proposed water and wastewater rate changes for Austin Water as part of the Fiscal Year 2020-2021 Proposed Budget.
14. Conduct a public hearing and consider an ordinance setting the assessment rate and approving the certified 2021 assessment roll for the South Congress Preservation and Improvement District. Related to Item #1.  
*District(s):* District 9
15. Conduct a public hearing and consider an ordinance setting the assessment rate and approving the certified 2021 assessment roll for the East Sixth Street Public Improvement District. Related to Item #2.  
*District(s):* District 9
16. Conduct a public hearing and consider an ordinance setting the assessment rate and approving the 2021 assessment roll for the Austin Downtown Public Improvement District. Related to Item #3.  
*District(s):* District 9
17. Conduct a community input session to receive public comment on the City of Austin Fiscal Year 2020-2021 Proposed Budget.
18. Conduct a public hearing to receive public comment on the City's Fiscal Year 2020-21 Action Plan; and approve a resolution that adopts the City's Fiscal Year 2020-2021 Action Plan for grant

funds distributed by the U.S. Department of Housing and Urban Development and authorizes the City Manager to submit, execute, and negotiate the necessary grant applications, certifications, and other related documents.

19. Conduct a public hearing and consider a request for a waiver from the 300 foot minimum separation distance between a business selling alcoholic beverages and a school, as required by City Code Section 4-9-4(A), from Two Hands, located at 1011 S. Congress Ave., Building 2, Unit 170, a property that is within 300 feet of the Texas School for the Deaf, a public school at 1102 S. Congress Ave.

District(s): District 9

### **Executive Session**

20. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
21. Discuss legal issues related to the November 2020 election (Private consultation with legal counsel - Section 551.071 of the Government Code).
22. Discuss legal issues related to SJ Louis, Construction of Texas, LTD. v. City of Austin v. Liberty Mutual Fire Insurance Company v. Kellogg Brown & Root Services, Inc., Espey Consultants, Inc and KBR/Espey Joint Venture, Cause No. D-1-GN-18-001121, in the 459th Judicial District, Travis County (Private consultation with legal counsel-551.071 of the Government Code).
23. Discuss legal issues related to Wells v. City of Austin, Cause No. 1: 19-cv-1140-RP in the United States District Court, Western District, Austin, Texas (Private consultation with legal counsel - Section 551.071 of the Government Code).
24. Discuss legal issues related to Salazar v. City of Austin et al, Cause No. D-1-GN-17-002576 in the 98th Judicial District, Travis County; 1:20-cv-00730 in the United States District Court for the Western District of Texas, Austin Division (Private consultation with legal counsel - Section 551.071 of the Government Code).
25. Discuss legal issues related to McMiller v. City of Austin, Cause No. D-1-GN-17-002576 in the 353rd Judicial District, Travis County Texas (Private consultation with legal counsel - Section 551.071 of the Government Code).

### **2:00 PM - Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)**

26. C14-2019-0165 - 6207 Ross Road - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6207 Ross Road (Dry Creek East Watershed). Applicant Request: To rezone from single family residence small lot (SF-4A) district zoning to multifamily residence moderate - high density (MF-4) district zoning for Tract 1 and neighborhood commercial - mixed use (LR-MU) combining district zoning for Tract 2. First Reading approved multifamily residence moderate - high density (MF-4) district zoning for Tract 1 and neighborhood commercial - mixed use (LR-MU) combining district zoning for Tract 2 on May 21, 2020. Vote: 11-0. Owner: Webhe Properties (Najib Webhe). Applicant: South Llano

Strategies (Glen Coleman). City Staff: Kate Clark, 512-974-1237.

District(s): District 2

27. C14-2020-0046 - Jollyville Apartments - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 12182 Jollyville Road (Walnut Creek Watershed). Applicant Request: To rezone from single-family residence standard lot (SF-2) district zoning to multifamily residence medium density (MF-3) district zoning. First reading approved multifamily residence medium density (MF-3) district zoning on June 11, 2020. Vote: 11-0. Applicant/Owner: Spatz Development (David Spatz). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

## **2:00 PM - Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

28. C14-2020-0038 - 508 Kemp Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 508 Kemp Street (Country Club East Watershed). Applicant Request: To rezone from 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 deny townhouse and condominium residence - neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: To grant townhouse and condominium residence - neighborhood plan (SF-6-NP) combining district zoning. Owner: Johnny A. Steen. Applicant: Drenner Group (Leah M. Bojo). City Staff: Kate Clark, 512-974-1237. A valid petition has been filed in opposition to this rezoning request.

District(s): District 3

29. C14-2020-0040 - New Lot -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11833 Buckner Road (Lake Travis Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to community commercial (GR) district zoning. Staff Recommendation and Zoning and Platting Commission: To deny the rezoning. Applicant/Owner: Ramin Zavareh. City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

30. C814-2018-0121 - 218 S. Lamar -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 218 South Lamar Boulevard ( Lady Bird Lake Watershed) Applicant Request: To rezone from general commercial services-vertical mixed use building (CS-V) combining district zoning to planned unit development (PUD) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant planned unit development (PUD) combining district zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Owner/Applicant: Michael Pfluger, William Reid Pfluger & the Pfluger Spousal Irrevocable Trust Agent: Drenner Group PC (Amanda Swor). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 5

31. NPA-2019-0015.02 - 3500 Pecan Springs Residential - Conduct a public hearing and approve

second and third readings 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 3500 Pecan Springs Rd., (Fort Branch Watershed) from Single Family to Higher Density Single Family land use. First reading approved June 11, 2020. Vote 11-0. Owner/Applicant: Peter Gray. Agent: Ron Thrower; Thrower Design. City Staff: Jesse Gutierrez, (512) 974-1606.

District(s): District 1

32. C14-2019-0164 - Pecan Springs Residential -Conduct a public hearing and approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 3500 Pecan Springs Road (Fort Branch Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. First reading approved June 11, 2020. Vote 11-0. Owner/Applicant: 9025BFD, LLC (Peter Gray). Agent: Thrower Design (Ron Thrower). City Staff: Heather Chaffin, 512-974-2122. A valid petition has been filed in opposition to this case.

District(s): District 1

33. NPA-2020-0015.01 - MLK & 183 Residential - Conduct a public hearing and approve 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 6121 FM 969 RD, (Walnut Creek Watershed) from Industry to Mixed Use land use. Staff recommendation and Planning Commission Recommendation: To Grant Mixed Use land use. Owner: Asero Holdings Corp., a Texas Corporation, Dale Wimmer: Agent: Ferris Clements; Armbrust & Brown, PLLC, (512) 435-2337. City Staff: Rachel Tepper, (512) 974-1485.

District(s): District 1

34. C14-2020-0017 - MLK & 183 Residential- Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6121 FM Road 969 (Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-neighborhood plan (CS-NP) combining district zoning and limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Owner/Applicant: Asero Holdings Corporation (Dale Wimmer). Agent: Armbrust & Brown, PLLC (Ferris Clements). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 1

35. NPA-2019-0016.01 - 914 Shady Lane - Conduct a public hearing and approve an ordinance amending Ordinance No. 20030327-12, the Govalle/Johnston Terrace 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 914 Shady Lane (Boggy Creek Watershed) from Single Family and Water land use to Neighborhood Mixed Use and Higher Density Single Family land use. Staff and Planning Commission recommendation: To grant the

applicant's request for Neighborhood Mixed Use and Higher Density Single Family land use. Owner/Applicant: Kimberly Beal and Stephanie Scherzer. Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 3

36. C14-2019-0098 - Shady Lane Mixed Use - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 914 Shady Lane (Boggy Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning (Tract 1) and general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning (Tract 2). Staff Recommendation: To grant townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning (Tract 1) and neighborhood commercial -mixed use-neighborhood plan (LR-MU-NP) combining district zoning (Tract 2). Planning Commission Recommendation: To grant townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning (Tract 1), townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district zoning (Tract 2A), and neighborhood commercial -mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning (Tract 2B). Owner/Applicant: Kimberly Beal and Stephanie Scherzer. Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Heather Chaffin, 512-974-2122. A valid petition has been filed in opposition to this rezoning case.

District(s): District 3

37. C14-2019-0107.SH - Jackie Robinson Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5511, 5515, 5517, and 5519 Jackie Robinson Street (Fort Branch Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to townhouse-condominium residential-neighborhood plan (SF-6-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant townhouse-condominium residential-neighborhood plan (SF-6-NP) combining district zoning. Owner/Applicant: William D. Mosley. Agent: Citrine Development LLC (Teresa Bowyer). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 1

38. C14-2019-0152 - Castle East - District 9 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1109 West 11th Street (Shoal Creek Watershed). Applicant's Request: To rezone from multifamily residence high density-conditional overlay-neighborhood plan (MF-5-CO-NP) combining district zoning to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning. Staff Recommendation: To grant multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning. Planning Commission: To forward to Council without a recommendation due to lack of an affirmative vote. Owner and Applicant: East Castle Holdings, LLC (Victor Ayad). Agent: A Glasco Consulting (Alice Glasco). City Staff: Mark Graham, 512-974-3574.

District(s): District 9

39. NPA-2018-0005.01 - 1501 Airport Commerce Drive-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 1501 Airport Commerce Drive, (Carson Creek Watershed) from Commercial to Mixed Use land use. Staff Recommendation and Planning Commission recommendation: To deny Mixed Use land use. Owner/Applicant: W2 Hill ACP II LP; W2 Real Estate Partners. Agent: Amanda Swor; Drenner Group City Staff: Jesse Gutierrez, (512) 974-1606.

District(s): District 3

40. C14-2019-0029 - 1501 Airport Commerce Dr - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1501 Airport Commerce Drive (Carson Creek Watershed). Applicant Request: To rezone from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To deny general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Owner/Applicant: W2 Hill ACP II, LP. Agent: Drenner Group, PC (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 3

41. NPA-2019-0003.01- David Chapel Missionary Baptist Church - Conduct a public hearing and approve an ordinance amending Ordinance No. 19990715-113 the Chestnut Neighborhood Plan, an element to the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 2201, 2203, 2207, 2211, 2301 E. Martin Luther King, Jr. Blvd; 1805, 1807 Ferdinand Street and 1803, 1807 Chestnut Ave. (Boggy Creek Watershed) from Civic and Single Family to Mixed Use land use. Staff recommendation: Pending. Planning Commission recommendation: To be reviewed on August 11, 2020. Owner/Applicant: David Chapel Missionary Baptist Church. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Maureen Meredith, (512) 974-2695..

District(s): District 1

42. NPA-2016-0014.01.SH - Nuckols Crossing Rd - SMART Housing-Conduct a public hearing and approve an ordinance amending Ordinance No. 20021010-11, the Southeast Combined Neighborhood Plan (Franklin Park), 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 4400 Nuckols Crossing Road (Williamson Creek Watershed) from Single Family to Multifamily land use. Staff Recommendation: To grant the applicant's request for Multifamily land use. Planning Commission Recommendation: To be reviewed on July 28, 2020. Owners: Angelos Angelou, John Sasaridis. Applicant: McDowell Housing Partners (Ariana Brendle). Agent: Thrower Design (A. Ron Thrower). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 2

43. C14-2017-0010.SH - Nuckols Crossing Road - SMART Housing - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4400

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 multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning, as amended. Staff Recommendation: To grant multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning, with conditions. Planning Commission Recommendation: To be reviewed on July 28, 2020. Owners: Angelos Angelou and John Sasaridis. Applicant: McDowell Housing Partners (Ariana Brendle). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 2

44. NPA-2017-0021.01 - 4530 E. Ben White Blvd. - 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 4530 East Ben White Blvd. (Country Club Creek Watershed) from Single Family to Commercial land use, as amended on June 23, 2020. Staff Recommendation: To grant applicant's amended request for Commercial land use. Planning Commission Recommendation: To deny Mixed Use land use (Per Applicant's original application). Owner/Applicant: 4539 East Ben White Associates LLC (Trevor Belton, Authorized Signatory). Agent: Coats Rose, P.C. (John M. Joseph). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 3

45. C14-2019-0167 - 4530 E. Ben White Blvd - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4530 E. Ben White Blvd (Country Club West Watershed). Applicant Request: To rezone from single family residence standard lot-neighborhood plan (SF-2-NP) combining district zoning and 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, as amended. Staff Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning. Planning Commission Recommendation: To deny general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning (Per Applicant's original application). Owner: 4539 East Ben White Associates LLC (Trevor Belton). Applicant: Coats Rose (John Joseph). City Staff: Kate Clark, 512-974-1237.

District(s): District 3

46. C14-2020-0007 - 2001 Guadalupe Street Zoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2001 Guadalupe Street (Shoal Creek Watershed). Applicant Request: To rezone 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 use - neighborhood plan (CS-MU-NP) combining district zoning. Planning Commission Recommendation: To be reviewed July 28, 2020. Owner/Applicant: Powell-Corbert LLC (William Corbert). Agent: Coats-Rose (John Joseph). Staff: Mark Graham, 512-974-3574.

District(s): District 9

47. C14-2020-0031.SH E MLK Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5201 East Martin Luther King Jr. Boulevard (Fort Branch Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning, as amended. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Owner/Applicant: 5201 E MLK LP (Ryan Walker). Agent: Thrower Designs (Ron Thrower). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 1

48. C14-2019-0108 - Parker House - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2404 Rio Grande Street (Shoal Creek Watershed). Applicant Request: To rezone from general office-historic landmark-neighborhood plan (GO-H-NP) combining district zoning and multifamily residence-moderate-high density-historic landmark-neighborhood plan (MF-4-H-NP) combining district zoning to community commercial-mixed use-historic landmark-neighborhood plan (GR-MU-H-NP) combining district zoning and community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Staff Recommendation: To grant community commercial-mixed use-historic landmark-neighborhood plan (GR-MU-H-NP) combining district zoning and community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning, with conditions. Historic Landmark Commission Recommendation: To deny community commercial-mixed use-historic landmark-neighborhood plan (GR-MU-H-NP) combining district zoning and community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Planning Commission Recommendation: To be reviewed July 28, 2020. Owner/Applicant: 2404 Rio Grande St LP (William Archer). Agent: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 9

49. NPA-2019-0015.01 - 5010 & 5102 Heflin Lane - Conduct a public hearing and approve 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 5010 and 5102 Heflin Lane, (Fort Branch Watershed) from Single Family to High Density Single Family land use. Staff Recommendation and Planning Commission Recommendation: To Grant High Density Single Family land use. Owner: Heflin Phase I LLC: Agent: Ron Thrower; Thrower Design. City Staff: Kathleen Fox, (512) 974-7877.

District(s): District 1

50. C14-2020-0022- 5010 & 5102 Heflin Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5010 and 5102 Heflin Lane (Fort Branch Watershed). Applicant Request: To rezone 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: to grant townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: to grant townhouse and condominium

residence-neighborhood plan (SF-6-NP) combining district zoning. Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan). Agent: Thrower Design (Ron Thrower). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 1

51. C14-2020-0058 - 4201 Felter Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 4201 Felter Lane (Onion Creek Watershed). Applicant's Request: To zone from interim-rural residence (I-RR) district zoning to limited industrial services (LI) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited industrial services (LI) district zoning. Owner: Brookfield Properties, Figueroa at Wilshire. Agent: Jackson Walker LLP (Pam Madere). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 2

52. C14-2019-0162 - Slaughter and Cullen - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 166 West Slaughter Lane and 9012 Cullen Lane (Slaughter Creek Watershed). Applicant's Request: To rezone 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 and Zoning and Platting Commission Recommendation To grant community commercial-conditional overlay (GR-CO) combining district zoning, to change a condition of zoning. Owner: LG Slaughter and Cullen LLC (Rob Pivnick). Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 2

53. C14-2020-0049 - Planet K South Pop Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1516 South Lamar Boulevard (West Bouldin Creek Watershed). Applicant Request: To rezone from general commercial services (CS) district zoning and community commercial (GR) district zoning to commercial-liquor sales (CS-1) district zoning. Staff Recommendation and Planning Commission Recommendation: To grant commercial-liquor sales (CS-1) district zoning. Owner: AusPro Enterprises LP (Michael Kleinman). Applicant: Moncada Enterprises (Phil Moncada). City Staff: Kate Clark, 512-974-1237.

District(s): District 5

54. C14-2020-0029 - Montopolis Acres Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1013 and 1017 Montopolis Dr (Carson Creek Watershed). Applicant Request: To rezone from 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 - neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: Granted Staff's request for indefinite postponement. Owner: Montopolis Acres LP (Danny Walker). Applicant: Thrower Design (A. Ron Thrower). City Staff: Kate Clark, 512-974-1237.

District(s): District 3

55. C14-2020-0030 - 200 Montopolis Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 200 Montopolis Drive and 6208 Clovis Street (Country Club East and Colorado River Watersheds). Applicant Request: To rezone from 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 - neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: To be reviewed July 28, 2020. Owner/Applicant: Nine Banded Holdings LLC (Taylor Jackson) Agent: Thrower Design (A. Ron Thrower). City Staff: Kate Clark, 512-974-1237.

District(s): District 3

56. C14-2020-0039 - Clovis and Kemp Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6201 Clovis Street and 301 Kemp Street (Country Club East Watershed). Applicant Request: To rezone from 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 - neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: To be heard on July 28, 2020. Owner: 3SC Venture LLC (Gary O'Dell). Applicant: Thrower Design (A. Ron Thrower). City Staff: Kate Clark, 512-974-1237.

District(s): District 3

57. C14-2020-0044 - Saxon Acres Residential Zoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 316 Saxon Lane & 6328 El Mirando Street (Country Club East and Colorado River Watersheds). Applicant Request: To rezone from 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 - neighborhood plan (SF-6-NP) combining district zoning. Planning Commission Recommendation: To be heard on July 28, 2020. Owner: Saxon Acres LLC (Danny Walker). Applicant: Thrower Design (A. Ron Thrower). City Staff: Kate Clark, 512-974-1237.

District(s): District 3

58. C14-2020-0023 - Highway 71 and Mountain Shadows - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8709 & 8701 Sky Mountain Drive (Tract 1) and 8732, 8624 & 8722 W. State HWY 71 (Tract 2), (Williamson Creek Watershed-Barton Springs Zone). Applicant's Request: To rezone from rural residence-neighborhood plan (RR-NP) combining district zoning to multifamily residence-limited density-neighborhood plan (MF-1-NP) combining district zoning for Tract 1, and from neighborhood commercial-neighborhood plan (LR-NP) combining district zoning and community commercial-neighborhood plan (GR-NP) combining district zoning to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning for Tract 2. This action concerns land located in the Barton Springs Zone. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence-limited density-neighborhood plan (MF-1-NP) combining district zoning for Tract 1 and neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning for Tract 2. Owner and Applicant:

Roberta Hudson (Tract 1) and THT Holdings LLC, (Tract 2, Senthil Rangaswamy and Prithiviraj Loganathan). Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch). City Staff: Kate Clark, 512-974-1237.

District(s): District 8

59. C14-85-288.56(RCA) - Highway 71 and Mountain Shadows - Conduct a public hearing and approve a restrictive covenant amendment on property locally known as 8732, 8624 and 8722 W. State Highway 71 (Williamson Creek Watershed-Barton Springs Zone). This action concerns land located in the Barton Springs Zone. Staff Recommendation and Planning Commission Recommendation: To grant an amendment to the restrictive covenant. Owner and Applicant: THT Holdings LLC (Senthil Rangaswamy and Prithiviraj Loganathan). Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch). City Staff: Kate Clark, 512-974-1237.

District(s): District 8

60. C14-2020-0050 - 3100 Scofield Ridge Parkway -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3100 Scofield Ridge Parkway (Walnut Creek Watershed). Applicant Request: To rezone from neighborhood commercial (LR) district zoning to community commercial-mixed use combining (GR-MU) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-mixed use combining (GR-MU) district zoning. Applicant/Owner: Tiger Creek Partners, LP (John Bultman). Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch). Case Manager: City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

61. C14-2020-0041 - Stowers and Schiller -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8500 Bluegrass Drive (Bull Creek Watershed). Applicant Request: To rezone from neighborhood commercial (LR) district zoning to single family residence standard lot (SF-2) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant single family residence standard lot (SF-2) district zoning. Applicant/Owner: Ken Schiller. Agent: Steve T. Stowers. City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

62. C14-2020-0057 - One Way Out- Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 5601 Nixon Lane (Walnut Creek Watershed). Applicant Request: To rezone from community commercial-conditional overlay (GR-CO) combining district zoning to neighborhood commercial-mixed use (LR-MU) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use (LR-MU) combining district zoning. Zoning and Platting Commission Recommendation: To grant neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning. Owner/Applicant: Gyro Plus LLC (Mohammad Arami). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 1

63. C14-2020-0035 - 707 West 14th Apartments - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 707 West 14th

Street (Shoal Creek Watershed). Applicant's Request: To rezone from general office (GO) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Owner: Jaydev (Jay Reddy). Agent: 503 Walnut, LLC (Chris Riley). Staff: Mark Graham, 512-974-3574.

District(s): District 9

64. NPA-2020-0017.01- 7113 Burnet - Conduct a public hearing and approve an ordinance amending Ordinance No. 20040401-Z-2 the Crestview/Wooten Combined (Crestview) Neighborhood Plan, an element to the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 7113 Burnet Road. (Shoal Creek Watershed) from Commercial to Multifamily land use. Staff Recommendation and Planning Commission recommendation: To grant Multifamily land use. Owner/Applicant: Ronan Corporation (Craig Hopper). Agent: Armbrust & Brown, PLLC (Michael Gaudini). City Staff: Maureen Meredith, (512) 974-2695.

District(s): District 7

65. C14-72-032(RCT) - 7113 Burnet Rd -- Conduct a public hearing and approve the termination of a restrictive covenant on property locally known as 7113 Burnet Road (Shoal Creek Watershed). Staff Recommendation and Planning Commission Recommendation: To grant termination of the restrictive covenant. Owner: Ronan Corporation (Craig Hopper). Agent Armbrust & Brown PLLC (Michael Gaudini). City Staff: Mark Graham, 512-974-3574.

District(s): District 7

66. C14-2020-0016 - 7113 Burnet Rd - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7113 Burnet Road (Shoal Creek Watershed). Applicant's Request: To rezone from commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning, and limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district zoning to multifamily residence-highest density-neighborhood plan (MF-6-NP) combining district zoning. Staff Recommendation: To grant multifamily residence-moderate-high-density-neighborhood plan (MF-4-NP) combining district zoning. Planning Commission Recommendation: To grant multifamily residence-highest density-neighborhood plan (MF-6-NP) combining district zoning. Owner: Ronan Corporation (Craig Hopper). Agent: Armbrust & Brown, PLLC (Michael Gaudini). City Staff: Mark Graham, 512-974-3574.

District(s): District 7

67. C14-2019-0159 - Arboretum Lot 9 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 9401 Arboretum Boulevard (Bull Creek Watershed). Applicant Request: To rezone from community commercial (GR) district zoning, general commercial services (CS) district zoning and commercial-liquor sales (CS-1) 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. Zoning and Platting Commission Recommendation: To be reviewed on July 21, 2020. Owner: GF-ARB C, Ltd. % Live Oak Gottesman. Agent: Drenner Group, PC (Amanda Swor). City Staff:

Sherri Sirwaitis, 512-974-3057.

**District(s):** District 10

- 68.** C14-2020-0043 -1809 W. Anderson Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1809 West Anderson Lane, Unit 1 (Shoal Creek Watershed). Applicant's Request: To rezone from general commercial services-conditional overlay -neighborhood plan (CS-CO-NP) combining district zoning to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning. Owner: 1809 Anderson, Inc. (Amirali Mahesania). Agent: J. Thompson Consulting (Jon Thompson). City Staff: Mark Graham, 512-974-3574.

**District(s):** District 1

- 69.** C14-2019-0129 - 10801 Wayne Riddell Loop - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 10801 Wayne Riddell Loop (Slaughter Creek Watershed; Onion Creek Watershed). Applicant's Request: To zone from interim-rural residence (I-RR) district zoning to multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Staff Recommendation: To grant multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning, with conditions. Zoning and Platting Commission Recommendation: To grant multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning, with alternate conditions. Owner/Applicant: Riddell Family Limited Partnership (James A. Henry). Agent: Smith Robertson, L.L.P. (David Hartman). City Staff: Wendy Rhoades, 512-974-7719.

**District(s):** District 5

## **Adjourn**

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

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.