



MEMORANDUM

To: Mayor and City Council

Through: T.C. Broadnax, City Manager, City Manager's Office

From: Dr. Eric A. Johnson, Assistant City Manager, City Manager's Office *EAF*

Date: May 18, 2026

Subject: **Item No. 38 – Summary of Changes in Revised Draft of Development Agreement**

The purpose of this memorandum is to provide a timely update regarding Item 38 on the May 21, 2026 Austin City Council agenda. A revised draft of the Development Agreement for Dog's Head was posted on May 15, 2026. A Summary of Changes in the revised draft can be found in Attachment A.

Should you have any questions, please contact Dr. Eric A. Johnson at eric.a.johnson@austintexas.gov.

cc: T.C. Broadnax, City Manager
Erika Brady, City Clerk
Jason Hadavi, City Auditor
Mary Jane Grubb, Municipal Court Clerk
Judge Sherry Statman, Municipal Court
CMO Executive Team
Department Directors

Attachments: Attachment A: Summary of Changes in Revised Draft of Development Agreement

SUMMARY OF CHANGES IN REVISED DRAFT OF DEVELOPMENT AGREEMENT

(ITEM 38 – AUSTIN CITY COUNCIL AGENDA – MAY 21, 2026)

ARTICLE	REVISED DRAFT
I: Definitions and Conflicts	Added “LOMC” to Section 1.01
II: Tax Reinvestment Zone	No changes
III: Land Development Standards	Added “equipment storage and laydown yards” in Section 3.04a.
	Clarified the conflict provision in Section 3.06d. Corrected the fee amount in Section 3.06e.
	Updated Site 3.11 a.,b. and added a new d.
	Added outdoor chemical storage to 3.14c.
IV: Parkland	Clarified “reservation of rights” for trail and open space easements.
	Added that requirement to dedicate the Colorado River Trail easement survives termination of the Agreement after 45 years.
V: Drainage and Environmental Protection	Created new language for Section 5.01b. Corrected typographical errors and moved from Section 5.01b. to 5.01c.
	Modified the minimum drainage area for the channels from 640 acres to 1280 acres in Section 5.04a.
	Clarified limitations in 5.06a. within Section 5.06b.
	Created new Section 5.08 to clarify requirements for limited development within Critical Water Quality Zones.
	Renumbered balance of Article V.
	Allowed cut and fill for slope stabilization that exceeds Sections 25-8-341 and 25-8-342.

Attachment A: Summary of Changes in Revised Draft of Development Agreement

	Created new Section 5.13 to allow construction of outfalls and bank stabilization within the critical water quality zone
VI: Roadways, Driveways, and Sidewalks	Clarified applicability of TURP fees in Section 6.01
	Updated 6.08 where development will participate in the Street Impact Fee Program when the City incorporates Dog's Head Property as a new service area in the Roadway Capacity Plan.
VII: Utility Infrastructure and Municipal Facilities	Clarified provisions around sludge line in Section 7.07 and removed reference to Exhibit F.
	Added language about Dog's Head setting aside an acre of land for municipal facilities.
VIII: Review Processes and Applicable Fees	No changes
IX: Amendments	No changes
X: Annexation and Termination	Updated deadlines in Section 10.03b.
XI: Default and Remedies for Default	No changes
XII: Miscellaneous Provisions	Changed effective date to May 21, 2026 in Section 12.01
	Updated Section 12.06 to allow land not owned by Dog's Head to be included within the Agreement.
	Updated Section 12.24 to remove Exhibit F.
Exhibits	Updated Exhibit D