



Thursday, September 11, 2025

The City Council will convene at 10:00 AM on
Thursday, September 11, 2025 at
Austin City Hall 301 W. Second Street, Austin, TX
and some members may be participating via
video conference



Mayor Kirk Watson
Mayor Pro Tem Vanessa Fuentes, District 2
Council Member Natasha Harper-Madison, District 1
Council Member José Velásquez, District 3
Council Member José "Chito" Vela, District 4
Council Member Ryan Alter, District 5
Council Member Krista Laine, District 6
Council Member Mike Siegel, District 7
Council Member Paige Ellis, District 8
Council Member Zohaib "Zo" Qadri, District 9
Council Member Marc Duchon, District 10

This is a draft agenda and should not be considered final. Items are subject to change, removal, or addition without notice. Council will only take action based on the items listed on the final agenda

**Public comment will be allowed in-person or remotely by telephone. Speakers may only register to speak on an item once either in-person or remotely. For full instructions on participation in person or by telephone, please visit the Council Meeting Information Center:
http://austintexas.gov/department/city-council/council/council_meeting_info_center.htm**

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.

9:00 AM – Proclamations

10:00 AM – City Council Convenes

Consent Agenda

Approval of Minutes

1. Approve the minutes of the Austin City Council Budget Work Session of August 5, 2025, and Budget Work Session of August 7, 2025.

Arts, Culture, Music, and Entertainment

2. Authorize the negotiation and execution of a one-year contract with Austin Sister Cities International for the purpose of coordinating a program for Austin's sister cities in an amount not to exceed \$200,000. Funding: \$200,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Arts, Culture, Music, and Entertainment, through the Hotel Occupancy Tax, a non-general fund source.

Austin Energy

3. Authorize Austin Energy to issue rebates for multifamily and commercial customer energy efficiency measures during Fiscal Year 2025-2026 in the aggregate amounts of \$3,830,000 for multifamily programs and \$3,375,000 for commercial programs, for a total combined budget amount of \$7,205,000. Funding: \$7,205,000 is available in the Operating Budget of Austin Energy.
4. Authorize Austin Energy to issue commercial and multifamily solar incentives during Fiscal Year 2025-2026, in an aggregated amount not to exceed \$5,300,000 for customer-sited commercial solar installations and \$2,000,000 for customer-sited multifamily installations, for a total combined budget amount of \$7,300,000 to qualifying solar incentive projects. Funding: \$7,300,000 is available in the Fiscal Year 2025-2026 Austin Energy Operating Budget.

Austin Water

5. Authorize negotiation and execution of an agreement with the Colorado River Alliance to provide educational and engagement activities related to protecting the Texas Colorado River and supporting its long-term viability as the primary source of Austin's water supply for a term of four years for a total contract amount not to exceed \$400,000. Funding: \$100,000 is included in the Fiscal Year 2025-2026 Operating Budget of Austin Water. Funding for remaining contract terms is subject to availability in future budgets.

Budget and Organizational Excellence

6. Authorize negotiation and execution of interlocal agreements with Austin Community College, Texas State University, and the University of Texas at Austin to provide higher education research, consulting, and technical assistance for five years in an amount not to exceed \$12,000,000 divided among the institutions. Funding in the amount of \$2,400,000 is available in the operating budget of various City departments. Funding for the remaining years is contingent upon available funding in future budgets. Related to Item #28.

City Clerk

7. Approve an ordinance amending City Code Chapter 2-5 (Council Action, Appeals, Terms, and Committees) to add a new article to define external Council bodies, clarify appointment procedures, and modify definitions. Funding: This item has no fiscal impact.

Communications and Technology Management

8. Authorize negotiation and execution of an interlocal agreement with the Capital Area Council of Governments authorizing the City to maintain and update the Capital Area Emergency Communications District's 9-1-1 Geographic Information System database for Fiscal Year 2025-2026. Funding: \$650,995.12 in estimated revenue for the Operating Budget for Communication and Technology Management.

Community Court

9. Authorize negotiation and execution of a co-sponsorship agreement with The Other Ones Foundation for reentry planning services through the Austin/Travis County Reentry Roundtable for an initial 12-month term ending September 30, 2026, in an amount not to exceed \$50,000, with four 12-month renewal options each in an amount not to exceed \$50,000, for a total contract amount not to exceed \$250,000. Funding: \$50,000 is available in Downtown Austin Community Court's Operating Budget. Funding for the remaining years of the agreement is contingent upon available funding in future budgets.
10. Authorize negotiation and execution of an agreement with Communities for Recovery, Inc. for peer-based recovery support services for an initial 12-month term ending September 30, 2026, in an amount not to exceed \$266,174, with four 12-month extension options each in an amount not to

exceed \$266,174, for a total contract amount not to exceed \$1,330,870. Funding: \$266,174 is available in Downtown Austin Community Court's Operating Budget. Funding for the remaining years of the agreement is contingent upon available funding in future budgets.

Development Services

11. Approve an ordinance amending City Code Section 9-4-43 (Prohibited Activities) to amend the definition of graffiti, add a new definition for transportation infrastructure, prohibit graffiti, and include defenses; creating new Sections 9-4-44 and 9-4-45 to establish a notice procedure and a graffiti removal process; and creating offenses. Funding: This item has no fiscal impact.
12. Approve an ordinance repealing and replacing City Code Chapter 4-23 to regulate short-term rental owners, operators, and platforms, creating offenses, and establishing penalties. Funding: This item has no impact on expenditures.

Financial Services

13. Approve a resolution determining costs for Improvement Area #3 of the Estancia Hill Country Public Improvement District (Improvement Area #3) and set a public hearing to consider adoption of the proposed Improvement Area #3 assessment roll and the levying of Improvement Area #3 assessments. (Suggested date on September 25, 2025, at Austin City Hall, 301 W. Second Street, Austin, Texas). Funding: This item has no fiscal impact. All expenses, both internal and external, of the Estancia Hill Country Public Improvement District should be recovered from assessments.

District(s): District 5

Financial Services- Contracts

14. Authorize a contract for Baseform software and support services for calculating estimates of wastewater flow for Austin Water with Baseform, Inc., dba Baseform for an initial term of one year with up to four 1-year extension options in an amount not to exceed \$921,500. Funding: \$184,300 is available in the Operating Budget of Austin Water. Funding for the remaining contract term is contingent upon available funding in future budgets.
15. Authorize a contract for Bluebeam software services and support for plan reviews and inspections for all City departments with Applied Technology Group, Inc. d/b/a ATG USA, Inc. or ATG USA, for an initial term of three years with up to two 1-year extension options in an amount not to exceed \$2,700,000. Funding: \$540,000 is available in the Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
16. Authorize a contract for RedGate SQL Monitor database monitoring software for Communications and Technology Management with SHI Government Solutions Inc. d/b/a SHI, for an initial term of three years with up to two 1-year extension options in an amount not to exceed \$752,000. Funding: \$125,000 is available in the Capital Budget of Communications and Technology Management. Funding for the remaining contract term is contingent upon available funding in future budgets.

17. Authorize a contract for construction services for the West 35th Street Water and Wastewater Pipeline Renewal project for Capital Delivery Services with Santa Clara Construction, Ltd., in the amount of \$1,928,531, plus a \$192,854 contingency, for a total contract amount not to exceed \$2,121,385. Funding: \$1,497,983 is available in the Capital Budget of Austin Water, and \$623,402 is available in the Capital Budget of the Watershed Protection Department.

District(s): District 10

18. Authorize two contracts for the Displacement Prevention Navigator Program for the Housing Department with El Buen Samaritano Episcopal and Cortez Consulting Services, Corp. d/b/a Cortez Consulting Services, each for an initial term of 15 months with one 2-year extension option in amount not to exceed \$1,418,300, divided between the contractors. Funding: \$545,500 is available in Operating Budget of the Housing Department. Funding for the remaining contract term is contingent upon available funding in future budgets.
19. Authorize a contract for the purchase of technology hardware, software, and services for all City departments through State of Texas Department of Information Resources cooperative program, during Fiscal Year 2025-2026 in an amount not to exceed \$10,000,000. Funding: \$10,000,000 is available in the Operating Budgets and Capital Budgets of various City departments.
20. Authorize four contracts for temporary technology staffing with Genius Road, LLC d/b/a Genius Road; Internal Data Resources, Inc. d/b/a Idr, Inc. d/b/a Idr;; Tryfacta Inc.; and Workquest, each for a term of one year, and authorize amendments to 25 cooperative contracts for continued temporary technology staffing with Abacus Technical, LLC.; Allied Consultants, Inc.; Amer Technology Inc.; Apex Inc.; Athomtech, Inc.; Bansar Technology; C&T Information Technology Consulting Inc.; COGENT Infotech Corporation; Conquest Consulting LLC; Dynamic Computing Services Corporation; E-Consulting Inc.; EKHP Consulting; Esolvit, Inc.; GB Tech, Inc.; GTS Government Solutions, Inc. dba GTS Technology Solutions; HT Staffing, LLC; Infojini Inc.; Luna Data Solutions, Inc.; National Human Resources Group, Inc.; Neos Consulting Group LLC; Nipun Systems Inc.; Sistema Technologies, Inc.; Soal Technologies, LLC.; Steck Systems, Inc; TEXAS GovLink, Inc. to extend the terms by one year and to increase the combined amounts for all contracts by \$18,000,000 for revised total contract amounts for all 29 contracts not to exceed \$83,500,000, divided among the contractors. Funding: \$18,000,000 is available in the Operating Budget of Austin Energy.
21. Authorize a contract for arc flash study, hazard assessment, and mitigation consulting services for Austin Energy with E-hazard Management, LLC, for an initial term of one year with up to four 1-year extension options in an amount not to exceed \$3,000,000. Funding: \$1,000,000 is available in the Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.
22. Ratify a contract for construction services for the Ladybird Lake-Canterbury at Mildred Street and Utility Improvements project for Capital Delivery Services with Jay-Reese Contractors, Inc., in an amount not to exceed \$7,373,080. Funding: \$5,475,876 was available in the Capital Budget of the Watershed Protection Department, \$1,368,969 was available in the Capital Budget of Austin Water, and \$528,235 was available in the Capital Budget of the Transportation and Public Works

Department.

District(s): District 3

23. Ratify a contract for engineering services for Ladybird Lake-Canterbury at Mildred Street and Utility Improvements project for Capital Delivery Services with Halff Associates, Inc., in an amount not to exceed \$855,767. Funding: \$667,498 was available in the Capital Budget of Watershed Protection Department and \$188,269 was available in the Capital Budget of Austin Water.

District(s): District 3

24. Authorize a contract for merchant card processing services for all City departments with First Data Merchant Services LLC, for an initial term of three years with up to two 2-year extension options in an amount not to exceed \$13,000,000. Funding: \$1,100,000 is available in the Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
25. Authorize a contract for actuarial and consulting services for benefit programs for the Human Resources Department with The Segal Company (Southeast), Inc., dba Segal for an initial term of three years with up to three 1-year extension options, for a total contract amount not to exceed \$4,065,000. Funding: \$825,000 is available in the Operating Budget of the Human Resources Department. Funding for the remaining contract term is contingent upon available funding in future budgets.
26. Authorize a contract for workers' compensation subrogation and recovery services for the Human Resources Department with Dean G. Pappas Law Firm PLLC, for an initial term of two years with up to three 1-year extension options for an estimated revenue amount of \$1,350,000 for Fiscal Year 2025 to Fiscal Year 2030 for the Operating Budget of the Human Resources Department.
27. Authorize four contracts for HVAC preventative maintenance and corrective services and equipment for all City departments with JM Engineering, LLC, Lelam Holdings dba Climate Solutions, Si Mechanical LLC dba Si Mechanical, and TD Industries, Inc. dba TD Industries each for an initial term of two years with up to three 1-year extension options in amounts not to exceed \$58,150,000, divided among the contractors. Funding: \$969,167 is available in the Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
28. Authorize three contracts for higher education research, consulting, and technical assistance for the Office of Budget and Organizational Excellence with Huston-Tillotson University, Concordia University Texas, and St. Edward's University Inc., each for an initial term of one-year with up to four, 1-year extension options in amounts not to exceed \$12,000,000, divided among the contractors. Funding: \$2,400,000 is available in the Operating Budget of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets. Related to item #6
29. Authorize a contract for public safety drug and alcohol testing services for all City departments with Capital Area Occupational Medicine dbaa St. David's Occupational Health Services, for an initial

term of three years with up to two 1-year extension options in an amount not to exceed \$637,000. Funding: \$119,000 is available in the Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Financial Services - Real Estate

30. Authorize negotiation and execution of an interlocal agreement with the Austin Transit Partnership to define the respective duties and responsibilities of the parties concerning acquisition of real property in support of Austin Light Rail, a component of Project Connect. Funding: This item has no fiscal impact.
31. Authorize negotiation and execution of a lease amendment with Fifth Lane Capital, LP, a Delaware limited partnership, for 1,024 square feet of office space in the University Park Building located at 3300 North Interstate 35, Suite 380, Austin, Texas 78705, for a 15-month lease extension. Funding: \$50,064 in projected revenue for the Operating Budget of the Building Services Department.

District(s): District 9

Homeless Strategy Office

32. Authorize negotiation and execution of an agreement with Valkyrie Intelligence LLC to develop a data-driven framework for identifying households at risk of experiencing homelessness in Austin, for a 13-month term beginning on September 1, 2025, in an amount not to exceed \$250,000. Funding: \$250,000 is available in the Fiscal Year 2024-2025 Social Services Contracts Budget of the Homeless Strategy Office.

Law

33. Authorize negotiation and execution of an amendment to the legal services agreement with Norton Rose Fulbright US LLP for representation in In Re Jeffery Bowen, Docket No. 03-25-00616-CV in the Third Court of Appeals, Austin, Texas in the amount of \$124,000 for a total contract amount not to exceed \$200,000. Funding is available in the Fiscal Year 2024-2025 Law Department Budget.

Public Health

34. Authorize negotiation and execution of agreements with four agencies to provide senior aging services for a 60-month term ending on September 30, 2030, for a total aggregate amount between the agreements not to exceed \$2,073,690, as follows: Central Texas Food Bank for a total contract amount not to exceed \$518,420, Family Eldercare Inc. for a total contract amount not to exceed \$518,430, The Austin Geriatric Center Inc. d/b/a The Rebekah Baines Johnson Center for a total contract amount not to exceed \$518,420, and Asian American Resource Center Inc. d/b/a Asian American Community Health Initiative for a total contract amount not to exceed \$518,420. Funding: \$414,738 is available in the Austin Public Health's Operating Budget for the initial year of the agreements. Funding for the remaining years of the agreements is contingent upon available funding

in future budgets.

35. Authorize negotiation and execution of an amendment to the agreement with Texas Harm Reduction Alliance to provide outreach, harm reduction education, and peer recovery support, to add one 12-month extension option for the term ending on September 30, 2026, in an amount not to exceed \$600,000, for a revised total agreement amount not to exceed \$1,800,000. Funding: \$600,000 is available from the Austin Public Health Department Operating Budget Special Revenue Fund.
36. Authorize negotiation and execution of an amendment to the agreement with Life Anew, Inc. d/b/a Life Anew Restorative Justice, Inc. to provide academic and personal development services to youth to reduce harm and violence, to add a 12-month term ending on September 30, 2026, in an amount not to exceed \$620,000, and to add two additional 12-month extension options, each in an amount not to exceed \$620,000, for a total revised agreement amount not to exceed \$2,686,664. Funding: \$620,000 is available in the Austin Public Health Department Operating Budget.
37. Authorize negotiation and execution of an amendment to the agreement with Austin Revitalization Authority to provide funding for a community-based health prevention and education program, to add one 12-month extension option ending on September 30, 2026, in an amount not to exceed \$76,579, for a revised total agreement amount not to exceed \$798,664. Funding: \$76,579 is available in the Austin Public Health Department's Operating Budget.

Item(s) from Council

38. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies, and to public facility corporations; removal and replacement of members; and amendments to board and commission bylaws.
39. Approve an ordinance waiving or reimbursing certain fees related to Zilker Theatre Productions' Bring It On held at the Beverly S. Sheffield Zilker Hillside Theater from July 11 through August 16, 2025.

Sponsors: Council Member Paige Ellis, Mayor Pro Tem Vanessa Fuentes, Council Member Ryan Alter, and Council Member Zohaib "Zo" Qadri

40. Approve an ordinance waiving certain requirements of City Code Chapter 14-8 (Temporary Closure for Special Events and Block Parties) and modifying certain requirements of City Code Chapters 4-20 (Special Events), 14-8, and 25-10 (Sign Regulations) related to notice requirements and requirements for sound equipment and signs for the City co-sponsored 2026 South by Southwest Conference and Festivals to be held March 9-18, 2026.

Sponsors: Mayor Kirk Watson, Mayor Pro Tem Vanessa Fuentes, Council Member Zohaib "Zo" Qadri, and Council Member José Velásquez

41. Approve a resolution relating to the preservation, creation or enhancement of naturally occurring affordable housing (NOAH) and funding mechanisms to prevent the net loss of affordable housing, directing the City Manager to prepare a City Code amendment to change the relocation assistance requirements for residents of existing multi-family property that will be redeveloped because of a density bonus program.

Sponsors: Council Member Marc Duchen, Mayor Pro Tem Vanessa Fuentes, Council Member José Velásquez, and Council Member Zohaib "Zo" Qadri

42. Approve an ordinance waiving or reimbursing certain fees related to the Car Show Athletics Tournament Weekend to be held at 515 South Pleasant Valley Road on October 4, 2025.

Sponsors: Council Member José Velásquez, Council Member Ryan Alter, Mayor Pro Tem Vanessa Fuentes, and Council Member José "Chito" Vela

43. Approve an ordinance waiving or reimbursing certain fees related to The Peruvian Dance Marinera held at 2100 East 3rd Street on August 17, 2025.

Sponsors: Council Member José Velásquez, Council Member Ryan Alter, Council Member Krista Laine, Council Member Zohaib "Zo" Qadri, and Council Member José "Chito" Vela

44. Approve an ordinance waiving or reimbursing certain fees related to The Central Texas Custom Bicycle Festival held at the Parque Zaragoza Recreation Center on August 24, 2025.

Sponsors: Council Member José Velásquez, Council Member Marc Duchen, Council Member Mike Siegel, and Mayor Kirk Watson

45. Approve an ordinance waiving or reimbursing right-of-way fees for ICON Build in Mueller, for staging, safety, and secure access to build three affordable homeownership units on Tom Miller Street in amount not to exceed \$23,916.93.

Sponsors: Council Member Zohaib "Zo" Qadri, Council Member Natasha Harper-Madison, Council Member José Velásquez, Council Member Ryan Alter, and Council Member José "Chito" Vela

46. Approve a resolution directing the City Manager to bring an ordinance for consideration extending the term of City of Austin Homestead Preservation District Zone Number One an additional ten years and increasing the portion of the tax increment from the zone to fund affordable housing from 20 percent to 40 percent.

Sponsors: Council Member José Velásquez, Council Member Ryan Alter, Mayor Pro Tem Vanessa Fuentes, and Council Member José "Chito" Vela

47. Approve a resolution directing the City Manager to bring one or more ordinances for consideration designating new homestead preservation districts in areas meeting the eligibility criteria under Chapter 373A of the Texas Local Government Code and to study the feasibility of establishing homestead preservation reinvestment zones in those districts.

Sponsors: Council Member José Velásquez, Council Member Ryan Alter, Mayor Pro Tem Vanessa Fuentes, Council Member Natasha Harper-Madison, and Council Member José "Chito" Vela

Non-Consent

Eminent Domain

48. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Gilleland Creek-Avering Lane Tributary Rehabilitation Project for the public use of drainage facilities, requiring the acquisition of a drainage easement consisting of 0.138 acres (approximately 6,015 square feet) of land in the William H. Sanders Survey Number

54, Abstract Number 690, Travis County, Texas, being a portion of a 3.007 acre tract conveyed to Jorge Gonzalez, Jr. and Maria Perez in a General Warranty Deed dated August 30, 2005 and recorded in Document Number 2005167541 of the Official Public Records of Travis County, Texas, said 3.007 acre tract also known as Tract 5A, Austex Acres, and unrecorded subdivision as shown in Austex Acres Restrictions recorded in Volume 4647, Page 348 of the Deed Records of Travis County, Texas currently appraised at \$15,867 subject to an increase in value based on updated appraisals, a Special Commissioner's award, negotiated settlement, or judgment. The owners of the needed property are Jorge Gonzalez, Jr. and Maria Perez. The property is located at 11110 Aus Tex Acres Lane, Manor, Texas 78653. The general route of the project is along Avering Lane and the rear of the lots on Aus Tex Acres Lane. Funding: \$15,867 is available in the Capital Budget of the Watershed Protection Department.

10:30 AM - Austin Housing Finance Corporation Meeting

49. The Mayor will recess the City Council meeting to conduct a Board of Directors' meeting of the Austin Housing Finance Corporation. Following the adjournment of the AHFC Board meeting, the City Council will reconvene. This item has no fiscal impact.

Public Hearings and Possible Actions

50. Conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 and consider a resolution authorizing a change in use of dedicated parkland, known as Adams-Hemphill Neighborhood Park, for Austin Watershed Protection to permanently use approximately 138,136 square feet of parkland to construct, use, and maintain detention basins for stormwater control infrastructure and temporarily use approximately 11,997 square feet of parkland for construction storage and staging areas. Funding: Upon Council approval of this item, Austin Parks and Recreation will receive \$2,980.911 from Austin Watershed Protection for the permanent and temporary use of the parkland.

District(s): District 9

51. Conduct a public hearing and consider a resolution approving the development by 5900 Pleasant Valley, LP, or an affiliated entity, to be known as Sycamores at Pleasant Valley, located at or near 5901 South Pleasant Valley Road, Austin, Texas 78744, for the construction of a multifamily residential development to be partially financed through private activity bonds issued by Austin Housing Finance Corporation. This item has no fiscal impact.

12:00 PM - Public Communication: General

Live Music

Executive Session

52. Discuss commercial or financial information received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Austin and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive

to the business prospect; and discuss legal matters related to such economic development negotiations (Deliberation regarding economic development negotiations – Section 551.087 of the Government Code and Private consultation with legal counsel – Section 551.071 of the Government Code).

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

53. C14-84-022(RCA) - Riata Restrictive Covenant Amendment - Conduct a public hearing and approve a restrictive covenant amendment on property locally known as 5635 1/2, 5705, and 5729 1/2 Diehl Trail (Walnut Watershed). Applicant Request: To amend the public restrictive covenant associated with zoning case C14-84-022. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant the public restrictive covenant amendment. Owner/Applicant: DK Riata LLC (Kathryn Jorgensen). Agent: Land Use Solutions (Michele Haussmann). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

54. NPA-2025-0020.03 - 4811 SOCO - Conduct a public hearing and approve an ordinance amending Ordinance No. 20050818-Z001, the South Congress 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 4811, 4821, 4911, and 4917 South Congress Avenue and 5001 Wasson Road (Williamson Creek Watershed) from High Density Single Family and Single Family to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: 4811 SOCO, LP. Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

55. C14-2025-0040 - 4811 SOCO - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4811, 4821, 4911, and 4917 South Congress Avenue and 5001 Wasson Road (Williamson Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, mobile home residence-neighborhood plan (MH-NP) combining district zoning, rural residence-neighborhood plan (RR-NP) combining district zoning, and family residence-neighborhood plan (SF-3-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 and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Owner/Applicant: 4811 SOCO, LP (William B. Hardeman). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Nancy Estrada, 512-974-7617.

District(s): District 3

56. NPA-2024-0019.02 - 34th and West - FLUM Amendment - Conduct a public hearing and approve an ordinance amending Ordinance No. 040826-056 in the Central Austin Combined

Neighborhood Plan, an element to the Imagine Austin Comprehensive Plan. Applicant Request: To change the land use designation on the future land use map (FLUM) on property locally known as 715, 725, 800, 801, 804, 806, 808, 901, 905, and 907 West 34th Street, 3301, 3404, and 3406 West Avenue, and 3316 Grandview Street (Shoal Creek and Waller Creek Watersheds) from Mixed Use/Office and Single Family to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: West 34th Street Neighborhood Improvement Company, LLC. Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 9

57. C14-2025-0006 - 34th and West (Tract 1) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 800, 804, 806, and 808 West 34th Street, and 3404 and 3406 West Avenue (Shoal Creek Watershed). Applicant Request: To rezone from limited office-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program. Applicant: West 34th Street Neighborhood Improvement Company, LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057. District(s) Affected: District 9.

District(s): District 9

58. C14-2025-0007 - 34th and West (Tract 2) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 901, 905, and 907 West 34th Street, 3316 Grandview Street, and a portion of 3317 North Lamar Boulevard (Shoal Creek Watershed). Applicant Request: To rezone from general commercial services-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning on Tract 2A and limited office-equitable transit oriented development-density ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning on Tract 2B to general commercial services-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program on Tract 2A and community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program on Tract 2B. Staff Recommendation and Planning Commission Recommendation: To grant general

commercial services-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program on Tract 2A and community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program on Tract 2B. Applicant: West 34th Street Neighborhood Improvement Company, LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057. District(s) Affected: District 9.

District(s): District 9

59. C14-2025-0008 - 34th and West (Tract 3) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 801 West 34th Street (Shoal Creek Watershed). Applicant Request: To rezone from limited office-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning on Tract 3A, limited office-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning on Tract 3B, and limited office-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning on Tract 3C to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3A, community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program on Tract 3B, and community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3C, and to change Tract 3B from Subdistrict 2 to Subdistrict 1. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3A, community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program on Tract 3B, and community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus

ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3C, and to deny changing Tract 3B from Subdistrict 2 to Subdistrict 1. Applicant: West 34th Street Neighborhood Improvement Company, LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057. District(s) Affected: District 9.

District(s): District 9

60. C14-2025-0009 - 34th and West (Tract 4) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 715 and 725 West 34th Street, and 3301 West Avenue (Shoal Creek Watershed). Applicant Request: To rezone from limited office-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program. Applicant: West 34th Street Neighborhood Improvement Company, LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057. District(s) Affected: District 9.

District(s): District 9

61. C14-2025-0058 - 1600 West Ben White - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1600 West Ben White Boulevard (West Bouldin Creek Watershed). Applicant Request: To rezone from community commercial services (GR) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Owner: JAY02 LP (Guy Oliver). Applicant: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 5

62. C14-94-0167.01 - 6500 River Place PDA Amendment #1 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6500 River Place Boulevard (Panther Hollow and Lake Travis Watersheds). Applicant Request: To rezone from research and development-planned development area (R&D-PDA) combining district zoning to research and development-planned development area (R&D-PDA) combining district zoning, to change conditions of zoning. Staff Recommendation: To grant research and development-planned development area (R&D-PDA) combining district zoning, to change conditions of zoning. Zoning and Platting Commission Recommendation: To grant research and

development-planned development area (R&D-PDA) combining district zoning, to change conditions of zoning, as amended. Owner/Applicant: G&I VII River Place, LP. Agent: Drenner Group, PC (David J. Anderson). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

63. C814-2024-0001 - 500 South Congress PUD - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 400, 500, and 510 South Congress Avenue, 407 1/2 Haywood Avenue, and 105 West Riverside Drive (Lady Bird Lake and East Bouldin Creek Watersheds). Applicant Request: To rezone commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. The ordinance may include exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, as amended. Applicant: 500 South Congress Owner LLC (Michael Iannacone, Executive Vice President), Riverside Partners SW, LLC (Scott W. Broadus, Jr., President). Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 9

64. C14-2025-0045 - 8234 Ferguson Cutoff - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 8234 Ferguson Cutoff (Walnut Creek Watershed). Applicant Request: To zone from interim-rural residence (I-RR) district zoning to limited industrial service-conditional overlay (LI-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited industrial service-conditional overlay (LI-CO) combining district zoning. Owner/Applicant: AAA Auger Holdings Inc. (Kyle Rother). Agent: Civiltude LLC (Amy Nunnellee). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 1

65. C14-2024-0006 - Greater Walnut Area Centralized Odor Control Facility Project - Loyola Facility - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6101 Loyola Lane and 6101 1/2 Loyola Lane (Walnut Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to public (P) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant public (P) district zoning. Owner/Applicant: City of Austin. Agent: City of Austin (Tony Lopez). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 1

66. C14-2025-0048 - West Mockingbird Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 205 and 207 West Mockingbird Lane (Williamson Creek Watershed). Applicant Request: To rezone from single family residence small lot-neighborhood plan (SF-4A-NP) combining district zoning to family

residence-neighborhood plan (SF-3-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant family residence-neighborhood plan (SF-3-NP) combining district zoning. Owner/Applicant: Capital River Group, LLC-Series 26 (Stuart Carr). Agent: Capital River Group, LLC-Series 26 (Stuart Carr). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

67. C14-2024-0179 - 6th and Lamar - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 600 North Lamar Boulevard, 1004, 1006, 1012, 1012 1/2, 1014, and 1016 West 6th Street, and 603 and 605 Baylor Street (Shoal Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-ETOD-DBETOD-NP) combining district zoning (Subdistrict 1) on Tract 1 and from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to multifamily residence highest density-neighborhood plan (MF-6-NP) combining district zoning on Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-ETOD-DBETOD-NP) combining district zoning (Subdistrict 1) on Tract 1, and multifamily residence highest density-neighborhood plan (MF-6-NP) combining district zoning on Tract 2. Applicant: 603 and 605 Baylor, Ltd. and 600 North Lamar, Ltd. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 9

68. C14-2025-0062 - 301 N. Pleasant Valley Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 301 and 305 North Pleasant Valley Road (Lady Bird Lake Watershed). Applicant Request: To rezone from multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant family residence-neighborhood plan (SF-3-NP) combining district zoning. Applicant: 301 N. Pleasant Valley, LLC. Agent: Site ATX (Jennifer Hanlen). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 3

69. NPA-2024-0019.01 - Red River - Conduct a public hearing and approve an ordinance amending Ordinance No. 040826-056 of the Central Austin Combined Neighborhood Plan, an element to the Imagine Austin Comprehensive Plan. Applicant Request: To change the land use designation on the future land use map (FLUM) on property locally known as 4305, 4307, and 4309 Red River Street (Boggy Creek Watershed) from Single Family to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Sierra Halo, LLC. Agent: Thrower Design, LLC (Victoria Haase). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 9

70. C14-2024-0121 - Red River Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4305, 4307, and 4309 Red River Street (Boggy Creek Watershed). Applicant Request: To rezone from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district zoning. Owner: Sierra Halo, LLC. Applicant: Thrower Design, LLC (Victoria Haase). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 9

71. C14-2024-0163 - 1700 South Lamar - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1700 South Lamar Boulevard, and 1401 and 1509 Collier Street (West Bouldin Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building (CS-V) combining district zoning to general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district zoning for Tract 1, and from limited office district (LO) and family residence district (SF-3) to general commercial services-vertical mixed use building-conditional overlay (CS-V-CO) combining district zoning for Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district zoning for Tract 1 and general commercial services-vertical mixed use building-conditional overlay (CS-V-CO) combining district zoning for Tract 2. Owner: SL 1700 South Lamar LP (John Kiltz). Applicant: Land Use Solutions (Michele Haussmann). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 9

72. C14-2025-0069 - 1709 W Koenig Lane Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1709 West Koenig Lane (Shoal Creek Watershed). Applicant Request: To rezone from limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning. Owner/Applicant: Staden Holdings LLC (Dennis Gobis). Agent: HD Brown Consulting LLC (Amanda Brown). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 7

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.