



**Thursday, December 12, 2024**

The City Council will convene at 10:00 AM on Thursday, December 12, 2024 at Austin City Hall, 301 W. 2nd Street, Austin, TX and some members may be participating via videoconference



Mayor Kirk Watson  
Mayor Pro Tem Leslie Pool, District 7  
Council Member Natasha Harper-Madison, District 1  
Council Member Vanessa Fuentes, District 2  
Council Member José Velásquez, District 3  
Council Member José "Chito" Vela, District 4  
Council Member Ryan Alter, District 5  
Council Member Mackenzie Kelly, District 6  
Council Member Paige Ellis, District 8  
Council Member Zohaib "Zo" Qadri, District 9  
Council Member Alison Alter, District 10

**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](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**

Distinguished Service Awards – Homeland Security and Emergency Management’s Emergency Preparedness Calendar Art Contest Winners – To be presented by Council Member Mackenzie Kelly

Proclamation – Dr. Rosamaria Murillo Day – To be presented by Council Member Vanessa Fuentes

Distinguished Service Award – Sylnovia Holt-Rabb – To be presented by the City Manager’s Office

Proclamation – Travis County Precinct #3 Constable Deputy Drew McAngus – To be presented by Council Member Paige Ellis

Proclamation – World AIDS Day – To be presented by Mayor Pro Tem Leslie Pool

**10:00 AM – City Council Convenes**

**Consent Agenda**

**Approval of Minutes**

1. Approve the minutes of the Austin City Council special called of November 19, 2024, work session of November 19, 2024, and regular meeting of November 21, 2024.

**Austin Energy**

2. Approve adoption of Austin Energy’s Resource, Generation and Climate Protection Plan to 2035, which provides a flexible management framework to meet changing conditions, and strategies for energy needs, generation supply, demand response, energy efficiency, and equity. Funding: Approving the 2035 Plan does not have immediate fiscal impact. The future financial impact will be determined as specific projects are presented to City Council to implement the plan over the next few years.

**Austin Water**

3. Authorize negotiation and execution of an interlocal agreement with the cities of Round Rock, Cedar Park, and Leander for the reimbursement of costs related to the rehabilitation of the East Wastewater Treatment Plant of the Brushy Creek Regional Wastewater System and authorize the City's share of funding for capital improvements to the East Regional Wastewater Treatment Plant in an amount not to exceed \$1,400,000. Funding: \$1,400,000 is available in the Fiscal Year 2024-2025 Capital Budget of the Austin Water Department. Funding for the remaining contract term is contingent upon available funding in future budgets.

**Capital Delivery Services**

4. Approve an ordinance amending City Code Section 9-2-3(A) to extend the hours a person can operate machinery that separates, gathers, grades, loads, or unloads sand, rock, or gravel within 600 feet of a residence, church, hospital, hotel, or motel for the expansion and redevelopment of the Austin Convention Center located at 500 East Cesar Chavez Street. Funding: This item has no fiscal impact.

**Convention Center**

5. Approve an ordinance designating a geographic area of the City as Project Financing Zone Number One, City of Austin, Texas, allowing the City to use certain incremental hotel-associated tax revenue, including certain hotel occupancy taxes, sales taxes, and mixed beverage taxes, to finance qualified projects, requesting that the Texas Comptroller of Public Accounts deposit the State's incremental hotel-associated tax revenue from the zone into a suspense account held in trust for the City's financing of qualified project activities in the zone, and providing a zone expiration date of 30 years from the date of designation of the zone. Funding: This item may result in increased revenue for eligible City projects from certain State hotel-associated tax revenues.
6. Approve a resolution declaring the City's official intent to reimburse itself from proceeds of tax-exempt debt obligations in an aggregate maximum principal amount of \$600,000,000 for project costs related to the initial phase of the Convention Center Redevelopment and Expansion Project. Funding: This item has no fiscal impact to the Convention Center's debt service in Fiscal Year 2025. The reimbursement debt will not be issued until October 2025 or later. A fiscal note is attached. Related to item #7.
7. Approve an ordinance amending the Fiscal Year 2024-2025 Austin Convention Center Department Capital Budget (Ordinance No. 20240814-007) to increase appropriations by \$600,000,000 for the Convention Center Redevelopment and Expansion Project. Funding: Funding is available from the future issuance of tax-exempt obligations. Related to Item #6.

**Development Services**

8. Approve an ordinance amending City Code Section 4-3-45 to require signs about suicide, mental health, and safely storing firearms at archery ranges and shooting facilities. Funding: This item has no

fiscal impact.

### **Economic Development Department**

9. Authorize negotiation and execution of 10 agreements with selected local artists: Aaron Michalovic, Alejandra Almuella, Carmen Rangel, Dave McClinton, Dawn Okoro, Deborah Roberts, Diego Miro-Rivera, Jenaro Goode, Rex Hamilton, and Tsz Kam; and five alternate artists: Betelhem Makonnen, Ruben Esquivel, Manik Nakra, Anahita Bradberry, and Laura Lit; for the architecturally-integrated Art in Public Places projects for the Austin Convention Center Redevelopment and Expansion Project in an amount not to exceed \$2,400,000, to be divided equally among the artists. Funding: \$2,400,000 is available in the Fiscal Year 2024-2025 Austin Convention Center Expansion budget.

**District(s):** District 9

10. Approve a resolution nominating St. David's Healthcare Partnership, L.P., LLP, located at 12221 North Mopac, for designation by the Governor's Office of Economic Development and Tourism as a single Texas Enterprise Project in accordance with Texas Government Code Chapter 2303. Funding: This item has no fiscal impact.

**District(s):** District 7

### **Financial Services**

11. Approve a resolution authorizing the negotiation and execution of a State Infrastructure Bank loan agreement, for one or more loans, in an amount not to exceed \$41,000,000 to fund the City's costs related to the I-35 Cap and Stitch program and all other required documentation to effectuate the City's intent to borrow such funds. Funding: Funding for repayment of the State Infrastructure Bank loan(s) will be included in future General Obligation Debt Service Fund Operating Budgets. Related to Items #49, #50, #51, and #52.
12. Approve a resolution authorizing the negotiation, execution and delivery of a Principal Forgiveness Agreement with the Texas Water Development Board (TWDB) and all related documents, including an escrow agreement, to forgive the City and not require repayment of \$10,000,000 of principal for a loan from TWDB for the Buttermilk Creek Water Quality Improvement Project. Funding: This item has no fiscal impact.
13. Approve an ordinance authorizing the issuance of City of Austin, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2025 (CWSRF) in a par amount not to exceed \$22,160,000 and approve related documents to finance costs related to improving the water quality of Buttermilk Creek through new stormwater control measures, removal and/or relocation of deteriorating wastewater infrastructure, and the restoration of stream stability and riparian habitat. Funding: The Fiscal Year 2025 debt service requirements for the proposed bond sale are included in the 2024-25 Approved Operating Budget of the General Obligation Debt Service Fund. Related to Item #58.
14. Authorize negotiation and execution of all documents necessary or desirable including, if applicable,

an interlocal cooperation agreement, with the Austin Public Facilities Corporation for the purpose of developing the Northeast Service Center at 8301 Johnny Morris Road, for an amount not to exceed \$245,000,000. Funding: \$139,000,000 is available in the Capital budget of the Financial Services Department. \$106,000,000 is available in the Capital Budget of Austin Resource Recovery. Related to Items #15 and #16.

15. Approve a resolution declaring the City's official intent to reimburse itself from proceeds of tax-exempt obligations by the City and/or the Austin Public Facilities Corporation in the total amount not to exceed \$245,000,000. Funding: Issuance of \$245,000,000 in tax-exempt obligations will occur in August 2025 or later. Related to Items #14 and #16.
16. Approve an ordinance amending the Fiscal Year 2024-2025 Financial Services Department Capital Budget (Ordinance No. 20240814-007) to increase appropriations by \$245,000,000 for development of the Northeast Service Center facility. Funding: Funding is available from the future issuance of tax-exempt general obligation bonds. A fiscal note is attached. Related to Items #14 and #15
17. Approve an ordinance amending Ordinance No. 20240814-006 to add the Small Business Opportunity Summit hosted by the Diversity Ethnic Chamber Alliance to the list of co-sponsored events for which Council waives fees and reimburses costs. Funding: This item is projected to result in unrealized revenue in the amount of \$1,800 in the Fiscal Year 2024-2025 Transportation and Public Works Department's Parking Management Fund Operating Budget and \$1,560 in the Fiscal Year 2024-2025 Building Services Department's Permitting and Development Center Fund Operating Budget. The estimated annual unrealized revenue in subsequent years is subject to change. A fiscal note is attached.
18. Approve an ordinance amending the Fiscal Year 2024-2025 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20240814-007) to reallocate \$1,266,915 of American Rescue Plan Act funding appropriations related to the Coronavirus disease outbreak and recovery efforts to increase funding for homelessness emergency shelters and crisis services. Funding: Funding is available in the Fiscal Year 2024-2025 Financial Services Department Operating Budget Special Revenue Fund.

#### **Financial Services- Contracts**

19. Authorize execution of a contract for construction services, for Austin Water and to be managed by Capital Delivery Services, for the Ivanhoe Trail Water Pipeline Renewal project with Facilities Rehabilitation, Inc., in the amount of \$2,977,416, plus a \$297,742 contingency, for a total contract amount not to exceed \$3,275,158. Funding: Funding is available in the Capital Budget of Austin Water.  
*District(s):* District 5
20. Authorize execution of a contract for construction services, for Austin Water and to be managed by Capital Delivery Services, for the Northwest Area Lift Station Improvements: Boulder Lane Lift Station project with C.C. Carlton Industries, Ltd., in the amount of \$6,881,000, plus a \$688,100

contingency, for a total contract amount not to exceed \$7,569,100. Funding: Funding is available in the Capital Budget of Austin Water.

District(s): District 6

21. Authorize execution of a contract for construction services, for the Parks and Recreation Department and to be managed by Capital Delivery Services, for the Givens District Park Recreation Center Renovation project with Brown and Root Industrial Services, LLC, in the amount of \$2,773,468, plus a \$277,347 contingency, for a total contract amount not to exceed \$3,050,815. Funding: Funding is available in the Capital Budget of the Parks and Recreation Department.

District(s): District 1

22. Authorize execution of a contract for construction services, for Austin Water and Watershed Protection and to be managed by Capital Delivery Services for the Hillspring and Scottsdale Water and Wastewater System Renewal project with Facilities Rehabilitation, Inc., in the amount of \$1,337,580, plus a \$133,758 contingency, for a total contract amount not to exceed \$1,471,338. Funding: \$1,204,947 is available in the Capital Budget of Austin Water. Funding in the amount of \$266,391 is available in the Capital Budget of Watershed Protection.

District(s): District 1

23. Authorize negotiation and execution of amendments to the professional services agreements for engineering services, for the Watershed Protection Department, for the 2018 Stream Restoration and Stormwater Treatment Engineering Services Rotation List with the following five firms (or other qualified responders): CDM Smith, Inc.; Freese and Nichols, Inc.; Geosyntec Consultants, Inc.; HDR Engineering, Inc.; and Stantec Consulting Services, Inc., in the amount of \$5,000,000 for total contract amounts not to exceed \$15,000,000. Funding: Funding is available in the Capital Budget of the Watershed Protection Department.

24. Authorize an amendment to the contract for professional engineering services, for Austin Water, for the South Area and Northwest Area Lift Station Improvements project with K Friese & Associates, an H.W. Lochner, Inc., company, in the amount of \$1,840,000, for a revised total contract amount not to exceed \$5,976,395. Funding: Funding is available in the Capital Budget of Austin Water.

District(s): District 6; District 10

25. Authorize negotiation and execution of amendments to the professional services agreements for engineering services, for Austin Energy, for the Austin Energy Staff Augmentation, Engineering, and Related Engineering Services for Electric System Engineering and Technical Services Rotation List with the following two firms: HDR Engineering, Inc., and Allegis Group Holdings, Inc., in the amount of \$22,500,000 for total contract amounts not to exceed \$70,875,000. Funding: Funding is available in the Capital Budget of Austin Energy.

26. Authorize negotiation and execution of a contract for construction services, for the Parks and Recreation Department and to be managed by Capital Delivery Services, for the Elisabet Ney

Museum Building Restoration and Site Improvements Reissue project with Phoenix I Restoration and Construction, LLC, in the amount of \$4,862,500, plus a \$486,250 contingency, for a total contract amount not to exceed \$5,348,750. Funding: Funding is available in the Capital Budget of the Parks and Recreation Department.

District(s): District 9

27. Authorize execution of a contract for construction services, for the Transportation and Public Works Department, for the Street Lighting Construction: Pearce Lane & Various City Intersections project with DeNucci Constructors, LLC, in an amount of \$1,541,342, plus a \$231,201 contingency, for a total contract amount not to exceed \$1,772,543. Funding: \$1,772,543 is available in the Capital Budget of the Transportation and Public Works Department.

District(s): District 2; District 3; District 4; District 5; District 7; District 9

28. Authorize negotiation and execution of a contract for managed services and support for Ultimate Kronos Group software applications for electronic time keeping for the Financial Services Department with Vertosoft LLC d/b/a Vertosoft for an initial term of one year with two one-year extension options, for a total contract amount not to exceed \$2,300,000. Funding: Funding in the amount of \$655,200 is available in the Fiscal Year 2024-2025 Operating Budget of the Financial Services Department. Funding for the remaining contract term is contingent upon available funding in future budgets.

29. Authorize negotiation and execution of a contract for Spanish interpretation services for the Austin Municipal Court, Downtown Community Court, and magistration services at the Travis County Central Booking Facility with Maria Carolina Bowen d/b/a Marcar Interpreting Services LLC for an initial term of two years with up to three one-year extension options, for a total contract amount not to exceed \$3,750,000. Funding: \$453,300 is available in the Fiscal Year 2024-2025 Operating Budget of Municipal Court. Funding for remaining contract term is contingent upon available funding in future budgets.

#### Financial Services - Real Estate

30. Approve negotiation and execution of all documents and instruments necessary or desirable to convey a water line easement of approximately 0.3007 acres (13,100 square feet) of land and a temporary construction easement of approximately 0.2998 acres (13,061 square feet) of land located between McBee Drive and Johnny Morris Road on the southside of FM 969, Austin, Texas 78724, to the City of Pflugerville for a total purchase amount of not less than \$178,663. Funding: This item is projected to result in additional revenue of \$178,663 in the Fiscal Year 2024-2025 Austin Water Capital Budget.

District(s): District 1

31. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 3.298 acres (143,661 square feet), more or less, situated in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, generally located at 6407 S. Pleasant Valley Road, Austin, Texas 78744 from Hawk Valley, LLC, for a total amount not to exceed \$372,050 including closing costs. Funding: Funding is available in the Capital Budget of the

Parks and Recreation Department.

District(s): District 2

**32.** Authorize negotiation and execution of a lease agreement with 4125 Felter Lane, LLC, for 8,888 square feet of warehouse space located at 4139 Felter Lane, Austin, Texas 78744, and 0.5 acres of outdoor storage space located at 4227B Felter Lane, Austin, Texas 78744, for an initial lease term of three years with up to two one-year extension options, in an amount not to exceed \$422,964. Funding: Funding in the amount of \$135,492 is available in the Fiscal Year 2024-2025 Operating Budget of the Parks and Recreation Department. Funding for the remaining contract terms is contingent upon available funding in future budgets.

District(s): District 2

**Homeless Strategy Office**

**33.** Authorize negotiation and execution of an amendment to an agreement with Sunrise Community Church d/b/a Sunrise Homeless Navigation Center to provide permanent supportive housing services, through September 30, 2025, to add funding in an amount not to exceed \$250,000 to the current agreement, and to add \$250,000 to each of the two remaining one-year extension options, each for an amount not to exceed \$600,000, for a revised total agreement not to exceed \$2,430,007. Funding: \$250,000 is included in the Fiscal Year 2024-2025 Homeless Strategy Office budget.

**34.** Authorize negotiation and execution of an amendment to an agreement with Family Endeavors to operate the temporary Marshalling Yard Emergency Shelter, to extend the agreement for six months through September 30, 2025, and to add one-time funding in an amount not to exceed \$6,750,000, for a revised total agreement amount not to exceed \$16,327,398. Funding: \$6,750,000 is available from the City's General Operating Fund.

**Housing**

**35.** Authorize the partial release of approximately 0.886 acres of land in Lot 1, Block B, College Park Section Four, according to the plat recorded in Document No. 1999154788 of the Plat Records of Travis County, Texas, from the Lease Agreement, Sublease Agreement, and Second Lien Deed of Trust for the benefit of the City, and from any other documents or instruments necessary to facilitate the construction of a 60-unit, low-income, supportive housing development to be known as The Sasha at or near 1325 Grove Boulevard, Austin, Travis County, Texas 78741. This item has no fiscal impact.

**36.** Approve a resolution consenting to the issuance of multifamily private activity bonds by Austin Affordable PFC, Inc., an affiliate of the Housing Authority of the City of Austin, in an amount not to exceed \$5,000,000 to finance, in part, the new construction of an affordable rental development to be known as Bridge at Canyon View, located at or near 4506 East William Cannon Drive, Austin, Texas 78744. Funding: This item has no fiscal impact.

**Human Resources**

37. Approve a resolution confirming the appointment of Mitchell Kreindler to the Firefighters', Police Officers' and Emergency Medical Services Personnel's Civil Service Commission. Funding: This item has no fiscal impact.

**Intergovernmental Relations**

38. Approve a resolution adopting the City's State Legislative Agenda for the 89th Texas Legislative Session. Funding: This item has no fiscal impact.

39. Approve a resolution adopting the City's Federal Legislative Agenda for the 119th Congress. Funding: This item has no fiscal impact.

**Law**

40. Authorize an amendment to a legal services agreement with Littler Mendelson P.C., for services related to Alan J. Limuel v. City of Austin, Cause No. D-1-GN-22-002207 in the 455th District Court, Travis County, Texas, in the amount of \$325,000 for a total contract amount not to exceed \$467,000. Funding: Funding is available in the Fiscal Year 2024-2025 Liability Reserve Fund Budget.

41. Authorize negotiation and execution of multi-term agreements with McCall, Parkhurst & Horton L.L.P., Bracewell L.L.P., Norton Rose Fulbright U.S. L.L.P., and Orrick, Herrington & Sutcliffe L.L.P. to provide bond counsel legal services for up to eight years in an amount dependent on the dollar amount of each bond transaction. Funding: Funding is available in each fiscal year as a portion of the bond proceeds appropriated for bond issuance costs.

42. Approve a settlement in Christina Gipson v. City of Austin, Cause No. D-1-GN-24-004296 in the 419th District Court, Travis County, Texas. Funding: Funding is available in the Fiscal Year 2024-2025 Liability Reserve Budget.

**Management Services**

43. Approve a resolution appointing Juan Garza, Veronica Castro de Barrera, and Kammy Horne as the Community Expert Director members of the Austin Transit Partnership (ATP) Board of Directors to serve terms beginning in January 2025, as recommended by the ATP Board Vacancy Nominating Committee. Funding: This item has no fiscal impact.

**Parks and Recreation**

44. Approve a resolution appointing Jodi Mozeika to fill a vacancy and to a new term for Position 1 and appointing Catalina Berry to fill a vacancy and to a new term for Position 2 on the Austin Rosewood Community Development Corporation board of directors. Funding: this item has no fiscal impact.

District(s): District 1

## Planning

45. Approve a resolution authorizing the City's continued membership in the Capital Area Council of Governments and payment of the related membership fee, in an amount not to exceed \$97,988.20. Funding: \$97,988.20 is available in the Fiscal Year 2024-2025 Planning Department Operating Budget.

## Public Health

46. Authorize negotiation and execution of an amendment to the agreement with Foundation Communities Inc. to provide funding for a community tax center for a 12-month term, through December 31, 2025, in the amount of \$137,547, and add four 12-month extension options each in an amount not to exceed \$137,547, for a total revised agreement amount not to exceed \$825,282. Funding: \$137,547 is available in the Fiscal Year 2024-2025 Austin Public Health Department Operating Budget. Additional funding is contingent upon available funding in future budgets.

47. Approve a resolution repealing Resolution No. 20190221-028 which approved the geographic areas and names of organizations making board member nominations to the Community Development Commission and adopting new geographic areas of the Community Development Commission. Funding: This item has not fiscal impact.

48. Approve an ordinance amending the Fiscal Year 2024-2025 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20240814-007) to accept and appropriate \$5,000 in additional grant funds from United Way for Greater Austin, Texas Family Connects Program. Funding: A City funding match is not required.

## Transportation and Public Works

49. Approve a resolution authorizing negotiation and execution of an advance funding agreement with the Texas Department of Transportation for the City to contribute up to \$19,000,000, for 100% of design and other associated costs of cap and stitch structures to be integrated into the IH-35 Capital Express Central Project. Funding: Funding is available in the Capital Budget of the Transportation and Public Works Department. Related to Items #11, #50, #51, and #52.

District(s): District 1; District 3; District 4; District 9

50. Approve a resolution authorizing negotiation and execution of an advance funding agreement with the Texas Department of Transportation for the City's commitment to fund up to \$265,000,000 for roadway elements for caps and stitches to be integrated into the IH-35 Capital Express Central Project. Funding: Funding up to \$40,000,000 is available from the Neighborhood Access and Equity grant awarded to the City; \$22,000,000 is available from the State Infrastructure Bank financial assistance loan to the City; and up to \$204,000,000 is available for the remaining funding gap, from tax exempt Certificates of Obligation to be issued on or after August 2025. Related to Items #11, #49, #51, and #52.

51. Approve an ordinance amending the Fiscal Year 2024-2025 Transportation and Public Works Department Capital Budget (Ordinance No. 20240814-007) to increase appropriations by \$41,000,000 for City costs related to the I-35 Cap and Stitch Program. Funding: Funding is available from a State Infrastructure Bank Loan. Related to Items #11, #49, #50 and #52.
52. Approve an ordinance authorizing negotiation and execution of an agreement with the U.S. Department of Transportation, Neighborhood Access and Equity grant program, in the amount of \$105,200,000, with the required City match of \$45,000,000 for a total of \$150,200,000, for the Our Future 35: Reconnecting Austin to the Downtown Core Construction Grant for the Cesar Chavez to 4th Street Cap, a Texas Department of Transportation roadway project; amending the Fiscal Year 2024-2025 Transportation and Public Works Department Special Revenue Fund (Ordinance No. 20240814-007) to accept and appropriate \$105,200,000 in grant funds from the U.S. Department of Transportation's Neighborhood Access and Equity program; and amending the Fiscal Year 2024-2025 Transportation and Public Works Department Capital Budget (Ordinance No. 20240814-007) to transfer in and appropriate \$105,200,000 in grant funds for the construction needs associated with the I-35 Cap and Stitch initiative. Funding: Funding in the amount of \$105,200,000 is available from the U.S. Department of Transportation. A City funding match of \$45,000,000 is required and is available in the Fiscal Year 2024-2025 Transportation and Public Works Department Capital Budget. Related to Items #11, #49, #50, and #51.

District(s): District 1; District 3; District 4; District 9

53. Approve a resolution authorizing negotiation and execution of an advance funding agreement with the Texas Department of Transportation to provide, install, and/or replace railroad markings and signs associated with railroad grade crossings within the City on roads maintained by the City. Funding: There is no fiscal impact to the City. This project will be funded by the Federal Highway Administration via the Texas Department of Transportation.

District(s): District 1; District 3; District 4; District 5; District 6; District 7; District 9; District 10

54. Approve a resolution authorizing the submission of an application to the Texas Department of Transportation for a waiver of the local match fund participation requirement for a federal off-system bridge program project for the Circle S Road Bridge at South Boggy Creek, and if the waiver is approved, to negotiate and execute an advance funding agreement with the Texas Department of Transportation for the participation-waived federal off-system bridge program project for the Circle S Road Bridge at South Boggy Creek. Funding: This item has no fiscal impact unless changes are made at the request of the City; however, the waiver requires City expenditures on a separate proposed bridge project.

District(s): District 2

55. Approve a resolution authorizing the submittal of a grant application to the Asphalt Art Initiative grant program through the Bloomberg Philanthropies Foundation in the amount of \$100,000, for the development and installation of asphalt art to enhance existing safety and mobility infrastructure. Funding: This item has no fiscal impact.
56. Approve a resolution authorizing negotiation and execution of an interlocal agreement with the City

of Sunset Valley, for an initial term of 20 years with automatic renewals, for the installation of a water line within City right-of-way on Brodie Lane to serve a commercial development that lies within the City of Sunset Valley. Funding: This item has no fiscal impact.

**District(s):** District 8

**57.** Approve a resolution authorizing the submittal of potential transportation projects as candidates for the Capital Area Metropolitan Planning Organization Transportation Alternative Set-Aside and Carbon Reduction Program Call for Projects. Funding: This item has no fiscal impact.

### **Watershed Protection Department**

**58.** Approve an ordinance amending the Fiscal Year 2024-2025 Watershed Protection Department Capital Budget (Ordinance No. 20240814-007) to increase appropriations by \$15,860,000 and amending the Fiscal Year 2024-2025 Austin Water Capital Budget (Ordinance No. 20240814-007) to increase appropriations by \$6,300,000 for the Buttermilk Creek Water Quality Improvements Project. Funding: Funding is available from the future issuance of taxable general obligation bonds. Related to Item #13.

**District(s):** District 4

**59.** Approve a resolution requesting financial participation from the Texas Water Development Board, authorizing the City Manager to apply for low-interest loans in a total amount not to exceed \$25,000,000 from the Texas Water Development Board's Clean Water State Revolving Fund for the Upper Waller Creek - Guadalupe Street Flood Risk Reduction Project, and making certain findings related to this request. Funding: This item has no fiscal impact.

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

**60.** 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.

**61.** Approve a resolution directing the City Manager to explore opportunities with educational partners to offer professional development, college credits and other professional certifications to City employees, commissioners, and Council members.

**Sponsors:** Council Member Natasha Harper-Madison, Council Member Vanessa Fuentes, Council Member José Velásquez, and Council Member Alison Alter

**62.** Approve a resolution directing the City Manager to allocate to the House Our People Endowment (HOPE) Fund revenue received from the Austin Tourism Public Improvement District as a result of the City performing services or providing incentives for advertising, promotion, or business recruitment, directly related to hotels.

**Sponsors:** Council Member Ryan Alter, Council Member Vanessa Fuentes, Council Member José Velásquez, and Council Member Zohaib "Zo" Qadri

**63.** Approve an ordinance waiving or reimbursing certain fees related to the Our Lady of Guadalupe

Jamaica event held at Our Lady of Guadalupe Catholic Church on September 1, 2024.

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

**64.** Approve an ordinance waiving or reimbursing certain fees related to Austin Roundup's Annual Fundraiser to be held at the Dougherty Arts Center on April 4-5, 2025.

**Sponsors:** Council Member José "Chito" Vela, Council Member Zohaib "Zo" Qadri, Council Member José Velásquez, and Council Member Vanessa Fuentes

**65.** Approve a resolution directing the City Manager to explore opportunities to expand future public access to the Colorado River waterfront downstream of the Longhorn Dam through land acquisition, parkland dedication, trail easements, and other appropriate methods, including use of City-owned property along the Colorado River.

**Sponsors:** Council Member Alison Alter, Council Member Ryan Alter, Council Member Vanessa Fuentes, and Council Member José Velásquez

**66.** Approve a resolution directing the City Manager to work with the Central Texas Regional Mobility Authority (CTRMA) to refine the proposal for the MoPac South project to align with Council-approved mobility and environmental plans; to collaborate with interagency partners to create a Project Connect Southwest Austin action plan, including identification of a park and ride facility location on MoPac South; and to submit official comments to the MoPac South Open House #6.

**Sponsors:** Council Member Paige Ellis, Council Member Ryan Alter, Council Member Zohaib "Zo" Qadri, Council Member José Velásquez, and Council Member Alison Alter

**67.** Approve a resolution concerning the lease of an affordable multi-use creative space located at the Austin Permitting and Development Center to the Austin Economic Development Corporation d/b/a Rally Austin and its advancement of its use of the creative space, including possible waiver of fees and expenses; and review of Rally Austin's operational model and potential future City funding.

**Sponsors:** Council Member José "Chito" Vela, Council Member Zohaib "Zo" Qadri, Council Member Vanessa Fuentes, and Council Member José Velásquez

## Non-Consent

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

**68.** Approve a resolution initiating rezoning for the development known as Whisper Valley planned unit development, comprised of 2,066 acres, more or less, and generally located east of FM 973 and approximately 782 feet north of the intersection of FM 969 and Taylor Lane to amend conditions of zoning, including exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

**Sponsors:** Housing and Planning Committee

**69.** Approve a resolution re-appointing Dr. Kelly Crook to the City of Austin Employees Retirement System board of trustees, place 3.

**Sponsors:** Audit and Finance Committee

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- 70. Approve the Community Development Commission bylaws amendments.

Sponsors: Audit and Finance Committee

- 71. Approve an ordinance amending City Code Section 2-1-128 (Community Development Commission) to remove provisions that state Council shall designate and may change the list of organizations to nominate the democratically selected members and to clarify the removal process of members.

#### **Eminent Domain**

- 72. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Loop 360 Overlook Project for the public use of providing public parking, and acquiring a sidewalk, trail, and recreational easement for the Parks and Recreation Department's trail expansion, requiring the acquisition of approximately 1.110 acres (48,347 square feet) of fee simple property and approximately 0.3648 acres (15,889 square feet) of sidewalk, trail, and recreational easement, being out of and a portion of the James Jett Survey No. 1, Abstract No. 437, Travis County, Texas, being a portion of Lot 3, Hidden Valley Phase "A", a subdivision of record in Book 84, Pages 117D-118A, Plat Records, Travis County, Texas, currently appraised at \$167,186 subject to an increase in value based on updated appraisal(s) or a Special Commissioner's award. The owner of the needed property is 360 Overlook, LLC. The property is located at 5379 West Courtyard Drive, Austin, Texas 78730. The general route of the project is along the west side of North Capital of Texas Highway between Lake Austin and Courtyard Drive. Funding: Funding is available in the Capital Budgets of the Transportation and Public Works Department and the Parks and Recreation Department.

District(s): District 10

#### **10:30 AM - Austin Housing Finance Corporation Meeting**

- 73. The Mayor will recess the City Council meeting to conduct a Board of Director's meeting of the Austin Housing Finance Corporation. Following the adjournment of the AHFC Board meeting, the City Council will reconvene.

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

- 74. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to require the installation of safety barriers at the pedestrian entrances of medical facilities with nearby vehicular traffic; and waiving the requirement in City Code Section 25-1-502 (Amendment Review) for Planning Commission review of Land Development Code amendments. Funding: This item has no fiscal impact.
- 75. Conduct a public hearing related to the proposed assessment for the Austin Tourism Public Improvement District. Funding: This item has no fiscal impact. Related to Items #86 and #87.
- 76. Conduct a public hearing and consider an ordinance approving the landowner's request for inclusion

of approximately seven acres located on both Menchaca Road and Old Manchaca Road and owned by MRBP, Ltd. in the City's extraterritorial jurisdiction. CETJ-2024-0002. Funding: This item has no fiscal impact.

77. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create exceptions for providing an erosion hazard zone analysis and increasing the distance for erosion hazard zones along the Colorado River below Longhorn Dam. Funding: This item has no fiscal impact.
78. Conduct a public hearing and consider an ordinance authorizing the exchange of extraterritorial jurisdiction ("ETJ") with the City of Manor, releasing approximately 13.8 acres from the City of Austin's ETJ to the City of Manor's ETJ and approximately 6.6 acres will be released from the City of Manor's ETJ to the City of Austin's ETJ. CETJ-2023-0001. Funding: This item has no fiscal impact.
79. Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the 400 West 14th Street project at 400, 400 1/2, 408, and 412 West 14th Street and 1403 San Antonio Street in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6). Funding: This item will have no fiscal impact.

District(s): District 9

80. Conduct a public hearing and consider an ordinance approving the landowner's request for inclusion of approximately 8.5 acres located at 2116 Lynnbrook Road and owned by Southwest Christian Church in the City's extraterritorial jurisdiction. CETJ-2024-0003. Funding: This item has no fiscal impact.
81. Conduct a public hearing and consider an ordinance approving the landowner's request for inclusion of approximately 7.5 acres located at 2210 Lynnbrook Road owned by Shelby Ranch Investments, LP in the City's extraterritorial jurisdiction. CETJ-2024-0004. Funding: This item has no fiscal impact.

82. 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 Onion Creek Greenbelt, Onion Creek Metro Park, Salt Springs Neighborhood Park, and Marble Creek Greenbelt, for Austin Water to temporarily use approximately 45,215 square feet of parkland and permanently use approximately 133,020 square feet of parkland in order to construct, operate, maintain, and repair a 3,400 linear foot wastewater interceptor line. Funding: This item has no fiscal impact.

District(s): District 2

83. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) related to development regulations applicable to residential re-subdivisions and to multi-family residential site development of five to sixteen units.
84. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land

Development) to create a new combining district, to be known as Planned Development Area 2, that will apply in industrial base zoning districts and allow for modifications to site development regulations, including height, off-street parking design, loading regulations, sign regulations, landscaping or screening regulations, and additional non-residential uses; and ending the acceptance of zoning and rezoning applications to combine planned development area combining district with certain base zones. Funding: This item has no fiscal impact.

85. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new density bonus combining district for commercial highway and industrial base zoning districts that will modify uses, including allowing residential uses, and modifications of site development regulations, including height, off-street parking design and loading regulations, sign regulations, and landscaping and screening regulations in exchange for providing community benefits, including income restricted units or providing a fee-in-lieu. Funding: This item has no fiscal impact.

#### **Items Associated with Public Hearings**

86. Approve a resolution to authorize the establishment of an Austin Tourism Public Improvement District, composed of hotels with one hundred or more rooms, and make findings related to the advisability of the improvement and creation of the district as authorized by Local Government Code Chapter 372 to enhance services and undertake improvements, including activities related to marketing, business recruitment, and promotion for the district. Funding: For Fiscal Year 2024-25, the ATPID is projected to allocate \$4.2 million in revenue the City would be eligible to receive under the ATPID Service Plan. Actual revenue is dependent on the eligible activities that will occur under the service plan. Revenue is expected to increase in future years. Related to Items #75 and #87.
87. Approve an ordinance approving the service plan for the Austin Tourism Public Improvement District, composed of hotels with one hundred or more rooms, levying a special assessment on the properties in the district and establishing the method of assessment to enhance services and undertake improvements, including activities related to marketing, business recruitment, and promotion for the district. Funding: For Fiscal Year 2024-25, the ATPID is projected to allocate \$4.2 million in revenue the City would be eligible to receive under the ATPID Service Plan. Actual revenue is dependent on the eligible activities that will occur under the service plan. Revenue is expected to increase in future years. Related to Items #75 and #86.

#### **12:00 PM - Public Communication: General**

Alan Freedman - Finding A Place For Peace

Sharyn Vane - tbd

Ari Hoffman - TBD

Michael Bartlemay - The southstone development and continued blight on our area.

Richard Viktorn - Kirk Watson

Joseph Reyna - I am writing to request an opportunity to speak at an upcoming City Council meeting to present ZenBox, a modular, affordable housing initiative designed to address Austin's housing challenges.

Paul Robbins - City Issues

Stefanie Serrano - Women lifeguards being removed from their work schedule after reporting sexual abuse/harassment

Jo Wiseman - Safety and equity of young and female employees working in COA Aquatics Division.

Scott Cobb - Sexual exploitation and retaliation against women lifeguards and failure of Parks and Recreation to provide a safe workplace for its overwhelmingly young employees or to provide them a means to appeal unjust, retaliatory disciplinary actions.

## Live Music

Urban Heat

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

88. NPA-2023-0013.01 - 200 West Mary - Approve second and third readings of an ordinance amending Ordinance No. 20020523-32 the Bouldin Creek Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known 200 and 204 West Mary Street (East Bouldin Creek Watershed) from Single Family to Mixed Use land use. First reading approved on September 26, 2024. Vote: 10-0. Council Member A. Alter off the dais. Owner/Applicant: Herb Bar Soco, LLC. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 9

89. C14-2023-0021 - 200 West Mary Street - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 200 and 204 West Mary Street (East Bouldin Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. First reading approved on September 26, 2024. Vote: 10-0. Council Member A. Alter off the dais. Owner/Applicant: Herb Bar Soco, LLC. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 9

90. C14H-2024-0136 - Eisenbeiser's East End Saloon and 1500 Club and Barber Shop - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1500 East 12th Street (Boggy Creek Watershed) from general commercial services-mixed use-neighborhood conservation-neighborhood plan (CS-MU-NCCD-NP) combining district zoning to general commercial services-mixed use-historic landmark-neighborhood conservation-neighborhood plan (CS-MU-H-NCCD-NP) combining district zoning. Staff Recommendation, Historic Landmark Commission Recommendation, and Planning Commission Recommendation: To grant to general commercial services-mixed use-historic landmark-neighborhood conservation-neighborhood plan (CS-MU-H-NCCD-NP) combining district zoning. Owner: SODOSOPA SALMON LP/Eureka Holdings. Owner's Agent: Sandlin Services (Nick Sandlin). Applicant: Historic Landmark Commission (owner-opposed). City Staff: Kalan Contreras, Planning Department, 512-974-2727.

District(s): District 1

91. C14H-2024-0154 - Adam School - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1304 Guadalupe Street. (Shoal Creek Watershed). Applicant Request: To rezone from downtown mixed use (DMU) zoning district to downtown mixed use-historic landmark (DMU-H) combining district zoning. Staff Recommendation, Historic Landmark Commission Recommendation, and Planning Commission Recommendation: To grant downtown mixed use-historic landmark (DMU-H) combining district zoning. Owner: James and Katherine Ray. Applicant: Collette Bell. City Staff: Kalan Contreras, 512-974-2727.

District(s): District 9

92. C14H-2024-0098 - Maufrais House - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1403 West 10th Street. (Lady Bird Lake Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning. Staff Recommendation, Historic Landmark Commission, and Planning Commission Recommendation: To grant family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning. First reading approved on October 24, 2024. Vote 11-0. Owner/Applicant: Mark Stine & Clemmie Cummins. City Staff: Austin Lukes, 512-978-0766.

District(s): District 9

93. C14-2024-0139 - Rezoning for 11501 Burnet Road - City Initiated - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11501 Burnet Road (Walnut Creek Watershed). Applicant Request: To rezone from North Burnet/Gateway-neighborhood plan (N BG-NP) combining district (transit oriented development-gateway subdistrict) zoning to North Burnet/Gateway-neighborhood plan (N BG-NP) combining district (transit oriented development-gateway subdistrict) zoning, to change a condition of zoning. Staff Recommendation and Planning Commission Recommendation: To grant North Burnet/Gateway-neighborhood plan (N BG-NP) combining district (transit oriented

development-gateway subdistrict) zoning. Owner: Hitachi Vantara LLC, Lenovo US Inc, Broadmoor Austin Associates, HCL America Inc., CISCO Systems, New York Life Insurance, Clifton Larson Allen LLP, Brandywine Property, One Uptown Office Property LP, Kyndryl Inc and IBM Corporation. Applicant: City of Austin - Planning Department (Sherri Sirwaitis). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

94. C14-2022-0140(RCT) - Brentwood Multifamily 2023 Public RC Termination - Conduct a public hearing and approve a restrictive covenant termination on property locally known as 5401, 5403, and 5407 Clay Avenue, 5402, 5404, 5406, and 5408 William Holland Avenue, and 1705 Houston Street (Shoal Creek Watershed). Applicant Request: To terminate the public restrictive covenant associated with zoning case C14-2022-0140. Staff Recommendation and Planning Commission Recommendation: To grant the public restrictive covenant termination. Owner/Applicant: GDC-NRG Brentwood, LLC (Adam Moore). Agent: DuBois Bryant & Campbell, LLP (David Hartman). City Staff: Marcelle Boudreux, 512-974-8094.

District(s): District 7

95. NPA-2024-0018.03 - Brentwood Multifamily DB90 - Conduct a public hearing and approve an ordinance amending Ordinance No. 040513-30 the Brentwood/Highland 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 5402, 5404, 5406 and 5408 William Holland Avenue and 1705 Houston Street (Shoal Creek Watershed) from Multifamily Residential to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: GDC-NRG Brentwood, LLC, a Texas limited liability company. Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Maureen Meredith, Planning Dept. (512) 974-2695.

District(s): District 7

96. C14-2024-0110 - Brentwood Multifamily DB90 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5401 Burnet Road, 5401, 5403, and 5407 Clay Avenue, 5402, 5404, 5406, and 5408 William Holland Avenue, and 1705 and 1721 1/2 Houston 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 and multifamily residence highest density (MF-6) district to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning and general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90- neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Burnet Rd. Property, JV, (John E. Meddaugh and Andrew M. Cotton) and GDC-NRG Brentwood, LLC (Adam Moore). Agent: DuBois Bryant & Campbell, LLP (David Hartman). City Staff: Marcelle Boudreux, 512-974-8094.

District(s): District 7

97. C14-2024-0134 - 701 Baylor St Residence - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 701 Baylor Street (Shoal Creek Watershed). Applicant's Request: To rezone from multifamily residence moderate-high density-historic area-neighborhood plan (MF-4-HD-NP) combining district zoning to family residence-historic area-neighborhood plan (SF-3-HD-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant family residence-historic area-neighborhood plan (SF-3-HD-NP) combining district zoning. Owner/Applicant: Britten Avenue Properties LLC. Agent: Clean Tag Permits (Linda Sullivan). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 9

98. NPA-2024-0024.02 - Stonehollow Tracts - Conduct a public hearing to approve an ordinance amending Ordinance No. 20071101-050 the North Burnet/Gateway 2035 Master 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 11525, 11525 1/2, 11700, 11700 1/2, 11701, and 11701 1/2, 11800, 11800 1/2, and 11801, Stonehollow Drive and 2105 and 2029 Gracy Farms Lane (Walnut Creek Watershed) from Mixed Use to High Density Mixed Use. Staff Recommendation and Planning Commission Recommendation: To grant High Density Mixed use land use. Owner/Applicant: TR Stonehollow Corp., a Delaware Corporation and Stonehollow A, Ltd., a Texas limited partnership. Agent: DuBois Bryant & Campbell, LLP (David Hartman). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 7

99. C14-2024-0125 - Stonehollow Tracts East - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11525, 11525 1/2, 11701, and 11701 1/2, and 11801, Stonehollow Drive and 2105 and 2029 Gracy Farms Lane (Walnut Creek Watershed). Applicant Request: To rezone from North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (neighborhood residential subdistrict) zoning to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (commercial mixed use-midway zone subdistrict) zoning. Staff Recommendation and Planning Commission Recommendation: To grant North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (commercial mixed use-midway zone subdistrict) zoning. Owner/Applicant: TR Stonehollow Corporation (Robert Whitney, Managing Director). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

100. C14-2024-0126 - Stonehollow Tracts West - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11700, 11700 1/2, 11800, and 11800 1/2 Stonehollow Drive (Walnut Creek Watershed). Applicant Request: To rezone from North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (neighborhood residential subdistrict) zoning to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (commercial mixed use-midway zone subdistrict) zoning. Staff Recommendation and Planning Commission Recommendation: To grant North Burnet/Gateway-neighborhood plan (NBG-NP)

combining district (commercial mixed use-midway zone subdistrict) zoning. Owner/Applicant: Stonehollow A, Ltd. by IND-HP GP, Inc. (D. Kent Lane, Jr.-Vice President). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

**101.** C14-2024-0138 - Burnet & 183 DB90 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8909, 9030 1/2, and 9034 Burnet Road (Little Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Owner/ Applicant: PCD BURNET LTD (PCD BURNET LLC) (Peter L. Donovan, Manager). Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

**102.** NPA-2024-0018.04 - 1200 W. 49th Rezoning - Conduct a public hearing and approve an ordinance amending Ordinance No. 040513-30 the Brentwood/Highland 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 1200 West 49th Street (Waller Creek Watershed) from Mixed Use/Office to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Grover Office Partners, LLC. Agent: HD Brown Consulting, LLC (Amanda Brown). City Staff: Maureen Meredith, Planning Dept. (512) 974-2695.

District(s): District 7

**103.** C14-2024-0116 - 1200 W 49th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1200 West 49th Street (Waller Creek Watershed). Applicant Request: To rezone from limited office-mixed use-equitable transit-oriented development-density bonus etod-neighborhood plan (LO-MU-ETOD-DBETOD-NP) combining district zoning to community commercial-mixed use-equitable transit-oriented development-density bonus etod-neighborhood plan (GR-MU-ETOD-DBETOD-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-equitable transit-oriented development-density bonus etod-neighborhood plan (GR-MU-ETOD-DBETOD-NP) combining district zoning. Owner: Grover Office Partners LLC (Michael Polombo). Applicant: HD Brown Consulting LLC (Amanda Brown). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 7

**104.** NPA-2023-0017.01 - Anderson Square - Conduct a public hearing and approve an ordinance amending Ordinance No. 040401-Z-2 the Crestview/Wooten 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 910, 912, 914, 916, 1012, 1012 1/2, 1100, 1100 1/2, and 1102 1/2 West Anderson Lane, 7905 1/2, 8003, and 8005 Anderson Square, and 7940, 7950, 8000, 8000 1/2, and 8002 Research Boulevard Service Road Southbound (Little Walnut Creek Watershed) from Mixed Use to High Density Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant High Density Mixed Use land use. Owner/Applicant: Anderson Square Investments, LLC and C2G, LLC. Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 4

**105.** C14-2023-0080 - Anderson Square - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 910, 912, 914, 916, 1012, 1012 1/2, 1100, 1100 1/2, and 1102 1/2 West Anderson Lane, 7905 1/2, 8003, and 8005 Anderson Square, and 7940, 7950, 8000, 8000 1/2, and 8002 Research Boulevard Service Road Southbound (Little Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning and commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning to commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district zoning. Staff Recommendation: To deny commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district zoning. Planning Commission Recommendation: To grant commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district zoning. Owner/ Applicant: Anderson Square Investments, LLC & C2G, LLC (Jim Cotton and Jimmy Nassour). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Sherri Sirwaitis.

District(s): District 4

**106.** NPA-2024-0012.02 - 2002 Manor Road Neighborhood Plan Amendment - Conduct a public hearing and approve an ordinance amending Ordinance No. 020801-91 the Upper Boggy Creek Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 2002 Manor Road (Boggy Creek Watershed) from Commercial to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Colonna Family Partnership. Agent: Thrower Design, LLC (Victoria Haase). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 9

**107.** C14-2024-0120 - 1500 Faro Drive - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1500 Faro Drive (Country Club East and Country Club West Watersheds). Applicant Request: To rezone from East Riverside Corridor (ERC) base district (urban residential subdistrict) zoning to East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning, to include the entire lot in the hub boundary, and to increase the maximum building height up to 160 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant East

Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning, to include the entire lot in the hub boundary, and to increase the maximum building height to 160 feet through participation in a density bonus program. Owner/Applicant: Fairfield Paradise Oaks LP (Cliff McDaniel). Agent: Drenner Group, PC (Amanda Swor). City Staff: Nancy Estrada, 512-974-7617, Planning Department.

District(s): District 3

**108.** C14-72-204(RCA6) - 1500 Faro Drive-RCA - Conduct a public hearing and approve a restrictive covenant amendment on property locally known as 1500 Faro Drive (Country Club East and Country Club West Watersheds). Applicant Request: To amend the public restrictive covenant associated with Case No. C14-72-204. Staff Recommendation and Planning Commission Recommendation: To grant the public restrictive covenant amendment associated with Case No. C14-72-204. Owner/Applicant: Fairfield Paradise Oaks LP (Cliff McDaniel). Agent: Drenner Group, PC (Amanda Swor). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

**109.** C14-2024-0133 - Burleson Forest - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3507 Burleson Road (Country Club West 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-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Stoneridge Capital Partners LTD (Michael Wong). Agent: Armbrust & Brown PLLC (Michael J. Whellan). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

**110.** C14-2024-0077 - 2002 Manor Road Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2002 Manor Road (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning to general commercial services-vertical mixed use building-density bonus 90-conditional overlay-neighborhood plan (CS-V-DB90-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-density bonus 90-conditional overlay-neighborhood plan (CS-V-DB90-CO-NP) combining district zoning. Owner/Applicant: Colonnetta Family Partnership. Agent: Thrower Design, LLC (Ron Thrower). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

**111.** NPA-2023-0029.02 - Humane Society of Austin & Travis County - Conduct a public hearing and approve an ordinance amending Ordinance No. 20120426-100 the St. John/Coronado Hills

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 7600, 7602, 7604, 7606, 7608, 7610, 7612, 7614, and 7616 Bennett Avenue (Buttermilk Branch Watershed) from Neighborhood Mixed Use and Single Family to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Humane Society of Austin & Travis County. Agent: Bleyl Engineering (Robert Heil). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 4

**112.** C14-2024-0132 - Humane Society of Austin and Travis County - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7600, 7602, 7604, 7606, 7608, 7610, 7612, 7614, and 7616 Bennett Avenue (Buttermilk Branch Watershed). Applicant Request: To rezone from neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning and family residence-neighborhood plan (SF-3-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: Humane Society of Austin and Travis County. Agent: Bleyl Engineering (Robert Heil). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 4

**113.** NPA-2024-0015.04 - City-Initiated NPA - Hibbetts Rd - 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 3408 Hibbetts Road (Boggy Creek Watershed) from Transportation to Commercial land use. Staff Recommendation and Planning Commission Recommendation: To grant Commercial land use. Owner: Willie Mae Wilson and Robbie S. Jones. Applicant: City of Austin, Planning Department. Agent: The Natalie and BJ Freeman Real Estate Group, United Real Estate Austin (Natalie Freeman). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 1

**114.** C14-2024-0127 - 3408 Hibbetts Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3408 Hibbetts Road (Boggy Creek Watershed). Applicant Request: To rezone from interim-rural residence-neighborhood plan (I-RR-NP) combining district zoning to general commercial services-neighborhood plan (CS-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-neighborhood plan (CS-NP) combining district zoning. Owner/Applicant: Willie Mae Wilson & Robbie S. Jones. Agent: The Natalie Freeman & B.J. Freeman Real Estate Group, United Real Estate Austin (Natalie Freeman). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 1

115. C14-2024-0135 - West Lynn Mixed Use - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1013 and 1015 West Lynn Street and 1004 and 1006 Eason Street (Lady Bird Lake Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning and family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to change conditions of zoning, including a site-specific amendment to modify height and compatibility buffer standards in Chapter 25-2, Subchapter C, Article 10 (Compatibility Standards) to allow for 60 feet in height at a distance measuring between 25 feet and 50 feet of the triggering property. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to change conditions of zoning, including a site-specific amendment to modify height and compatibility buffer standards. Owner/Applicant: Clarksville Owl Nest, LLC. Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

116. C14-2024-0150 - HCISD High School - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as the west side of South Turnersville Road, approximately 1,435 linear feet south of its intersection with Turnersville Road and North Turnersville Road (Rinard Creek and Plum Creek Watersheds). Applicant Request: To rezone from interim-rural residence (I-RR) district zoning to neighborhood commercial (LR) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant neighborhood commercial (LR) district zoning. Owner/Applicant: Hays Consolidated Independent School District (Max Cleaver). Agent: Jackson Walker LLP, (Pamela Madere). City Staff: Nancy Estrada, 512-974-7617, Planning Department.

District(s): District 5

117. NPA-2024-0015.02 - Alpha Seventh Day Adventist Church - 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 3016 East 51st Street and 3021 and 3039 Pecan Springs Road (Fort Branch Watershed) from Mixed Residential to Mixed Use land use. Staff Recommendation: To grant Neighborhood Mixed Use land use. Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Southwest Region Conference Association of Seventh Day Adventists & Southwest Region Conference of Seventh Day Adventist. Agent: Armbrust & Brown, PLLC (Michael J. Whellan) City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 1

118. C14-2024-0104 - Alpha Seventh-Day Adventist Church - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 3016 East 51st Street and 3021 and 3039 Pecan Springs Road (Fort Branch Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to community

commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. Owner/Applicant: Southwest Region Conference Association of Seventh Day Adventists and Southwest Region Conference of Seventh Day Adventists. Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Jonathan Tomko, 512-974-1057. A valid petition has been filed in opposition to this rezoning request.

District(s): District 1

119. C814-82-006.02(83) - Lake Austin Commons PUD Amendment - Conduct a public hearing and approve an ordinance amending City Code Title 25 and amending Ordinance No. 821104-F by rezoning property locally known as 1717 West 6th Street and 506 Campbell Street (Lady Bird Lake and Johnson Creek Watersheds). Applicant Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. The ordinance may include exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation and Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. Owner/Applicant: 1717 Hartland Plaza LP. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

120. C14-85-149.70.02 - Scofield Farms RCA - Conduct a public hearing and approve a restrictive covenant amendment on a property locally known as 1603 and 1605 West Parmer Lane and 12424 Scofield Farms Drive (Walnut Creek Watershed). Applicant Request: To amend the public restrictive covenant associated with zoning case C14-85-149. Staff Recommendation and Zoning and Platting Commission Recommendation: To amend the public restrictive covenant associated with zoning case C14-85-149. Owner/Applicant: 1603 W Parmer LLC and MMK Ventures LLC. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

121. NPA-2022-0020.01 - Industrial Blvd and Terry O Ln - Approve third reading of 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 439, 505, 509, 511 and 515 Industrial Boulevard and 4208 Terry O Lane (Blunn Creek and Williamson Creek Watershed) from Industry to Mixed Use land use. First reading approved on September 12, 2024. Vote: 11-0. Second reading approved October 10, 2024. Vote: 9-0. Council Member R. Alter was off the dais and Council Member Harper-Madison was absent. Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC. Agent: Glen Coleman. City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

122. C14-2022-0062 - Industrial Blvd & Terry O Lane - Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 439, 505, 509, 511 and 515 Industrial Boulevard and 4208 Terry O Lane (Blunn Creek and Williamson Creek Watershed). Applicant Request: To rezone from limited industrial service-neighborhood plan (LI-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. First reading approved on September 12, 2024. Vote: 11-0. Second reading approved October 10, 2024. Vote: 9-0. Council Member R. Alter was off the dais and Council Member Harper-Madison was absent. Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC. Agent: Glen Coleman. City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

123. C814-2023-0057 - 200 E. Riverside PUD - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning and rezoning property locally known as 200 East Riverside Drive (East Bouldin Creek and Lady Bird Lake Watersheds). Applicant Request: To rezone from lake commercial-neighborhood plan (L-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, with additional conditions. Applicant: Garwald Company, Inc. (Rogan Giles). Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 9

124. NPA-2024-0026.01 - Auto Repair Shop - Approve second and third readings of an ordinance amending Ordinance No. 20100624-110 the North Lamar 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 301 and 303 Ferguson Drive (Walnut Creek Watershed) from Neighborhood Mixed Use to Mixed Use land use. First reading approved Mixed Use land use on October 24, 2024. Vote: 10-0. Council Member A. Alter abstained. Owner/Applicant: Duraid Alawe. Agent: Development and Consulting Bridgeway, LLC (Marisa Kane). City Staff: Maureen Meredith, 512-974-2695.

District(s): District 4

125. C14-2024-0008 - Auto Repair Shop - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 301 and 303 Ferguson Drive (Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, to change a condition of zoning. First Reading approved general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, as amended, on October 24, 2024. Vote: 10-0. Council Member A.

Alter abstained. Owner/Applicant: Duraid Alawe. Agent: Development and Consulting Bridgeway, LLC (Marisa Kane). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

**126.** C14-2024-0095 - Eleven03 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1103 West 24th Street (Shoal Creek Watershed). Applicant Request: To rezone from community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district zoning to community commercial-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (GR-MU-V-DB90-NP) combining district zoning. First reading approved on November 7, 2024. Vote 9-0. Council Member Kelly abstained and Mayor Pro Tem Pool was absent. Agent: Dunaway Associates LLC (June Routh). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 9

**127.** C14-2024-0007 - 1209 West 5th Street - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1207, 1209, 1211, and 1211 1/2 West 5th Street (Lady Bird Lake Watershed). Applicant Request: To rezone from limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. First reading approved November 7, 2024. Vote 7-3 with Mayor Watson, Council Member Kelly and Council Member A. Alter voting No. Mayor Pro Tem Pool absent. Owner/Applicant: 1209 West Fifth Street LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

**128.** C14-2023-0134 - 2201 Willow Creek - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2201 Willow Creek Drive (Country Club West Watershed). Applicant Request: To rezone from multifamily residence medium density (MF-3) district zoning to community commercial-mixed use-vertical mixed use building-density bonus 90 (GR-MU-V-DB90) combining district zoning. First Reading approved November 21, 2024. Vote: 10-0. Council Member Kelly abstained. Owner/Applicant: 2201 Willow RFOF V Etal; 2201 Willow LLC; 2201 Willow 123 LLC; JL Sofia LLC; TH 2201 Willow LLC; 2201 Willow Partners LLC (Kostas Koutsohanasis). Agent: Drenner Group, PC (Leah Bojo). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

**129.** C14-2023-0110 - 1230 East 38th 1/2 Street - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1230, 1300, 1400, 1402, and 1406 East 38th Half Street (Boggy Creek Watershed) 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-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. First Reading approved November 21, 2024. Vote: 9-0. Council

Member Kelly and Council Member A. Alter abstained. Owner/Applicant: 38th Half St Holding LLC, 1230 E. 38th Half St Holding 2 LLC, Cherrywood Austin LLC, 706 W 34th LLC, Nasteb Keystone Family LTD. Agent: Drenner Group, PC (Amanda Swor). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

*District(s):*      District 9

### **Adjourn**

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