



**Thursday, May 22, 2025**

The City Council will convene at 10:00 AM on  
Thursday, May 22, 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

**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/departments/city-council/council/council\\_meeting\\_info\\_center.htm](http://austintexas.gov/departments/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**

Proclamation – The Nueva Latina Day – To be presented by Council Member José Velásquez

Proclamation – Foster Care Day – To be presented by Council Member Ryan Alter

Proclamation – Motorcycle Safety and Awareness Month – To be presented by Council Member Natasha Harper-Madison

Distinguished Service Award – Pamela Hefner – To be presented by Council Member Zohaib “Zo” Qadri

Proclamation – Mental Health Awareness Month – To be presented by Council Member Zohaib “Zo” Qadri

#### **10:00 AM – City Council Convenes**

#### **Consent Agenda**

##### **Approval of Minutes**

1. Approve the minutes of the Austin City Council Work Session of May 6, 2025, and Regular Meeting of May 8, 2025.

##### **Aviation**

2. Authorize negotiation and execution of a license agreement with BATX Pipeline, LLC, to govern such entity’s use of approximately 2.5 miles of airport property for a 10-inch diameter underground jet fuel pipeline and appurtenant surface facilities at Austin-Bergstrom International Airport, for a term of up to 40 years. Funding: If construction commences during this Fiscal Year, this item is projected to result in approximately \$76,583 in additional revenue for the Fiscal Year 2024-2025 Aviation Department’s Operating Budget.
3. Authorize negotiation and execution of an amendment to the Amended and Restated Lease Agreement for the Airline Fuel Facility at Austin-Bergstrom International Airport with AUS Fuel

Company, LLC, to modify the leased premises and add provisions related to the respective rights and obligations of the parties regarding the underground jet fuel pipeline to be designed, constructed, operated, and maintained by BATX Pipeline, LLC, and any appurtenant surface facilities to deliver jet fuel to the Airline Fuel Facility. Funding: If the pipeline project commences during Fiscal Year 2024-2025, this item is projected to result in unrealized revenue in the estimated amount of \$539.30 in the Fiscal Year 2024-2025 Operating Budget of the Department of Aviation.

4. Ratify an amendment to the Austin-Bergstrom International Airport General Aviation Facility Management Agreement with Signature Flight Support, LLC to add one year to the term, effective March 1, 2025, and the obligation for Signature Flight Support, LLC to provide completed quarterly inspection reports. Funding: \$144,579 is available in the Fiscal Year 2024-2025 Operating Budget of the Department of Aviation.
5. Authorize negotiation and execution of a lease with Menzies Aviation USA, Inc. for certain premises consisting of approximately 2,500 square feet of building space and related improvements for its ground handling operations at Austin-Bergstrom International Airport, for a term of five years, with a renewal option for an additional one-year term. Funding: This item is projected to result in approximately \$10,938 in additional revenue for the Fiscal Year 2024-2025 Operating Budget of the Department of Aviation.
6. Authorize negotiation and execution of a lease with Amazon.com Services LLC for certain premises consisting of approximately 50,919 square feet of building space, 37,051 square feet of cargo handling space, 134,629 square feet of aircraft parking area, and related improvements for its air freight and mail handling operations at Austin-Bergstrom International Airport, for a term of five years, commencing after the date of beneficial occupancy, and with an opportunity for an extension term. Funding: This item is projected to result in \$22,234.67 of additional revenue for the Fiscal Year 2024-2025 Operating Budget of the Department of Aviation.

#### **Budget and Organizational Excellence**

7. Approve an ordinance setting the tax exemption for residence homesteads of individuals 65 years of age or older and persons with disabilities at an amount equal to \$154,000 plus an increase necessary to provide equivalent property tax relief as what was provided by the exemption in the prior year and permitted by law. Funding: This item has no fiscal impact.

#### **Capital Delivery Services**

8. Approve a resolution specifying certain staff as signatories for contractual and financial documents for the Housing and Urban Development Community Development Block Grant related to flood control that is administered through the Texas General Land Office. Funding: This item has no fiscal impact.

#### **Economic Development Department**

9. Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin

and accept \$20,000 in funding for the City's support of a research study on factors affecting the hiring of day laborers by contractors and homeowners. Funding: \$20,000 in additional revenue in the Fiscal Year 2024-2025 Operating Budget of the Economic Development Department.

10. Approve a resolution nominating Clinical Pathology Laboratories, Inc., located at 9200 Wall Street, Austin, TX 78754, 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 has no fiscal impact.

District(s): District 1

### Financial Services

11. Approve a resolution directing the publication of an Official Notice of Intention to Issue \$717,510,000 City of Austin, Texas, Certificates of Obligation, Series 2025 in one or more series related to fire and emergency medical service stations, administrative buildings, family violence shelters, bridges and dams, public safety facilities and operations, park improvements, the Waterloo confluence, street and road improvements, and Waller Creek District improvements. Funding: The fee to advertise the sale will be included in the upcoming bond sale's cost of issuance and is estimated to cost \$3,000. Debt service resulting from the actual sale of the Certificates of Obligation will be included in the Fiscal Year 2025-26 Proposed Operating Budget of the General Obligation Debt Service Fund and is currently estimated at \$57,575,500.
12. Authorize negotiation and execution of an amendment to the interlocal agreement with the Austin Economic Development Corporation d/b/a Rally Austin to deliver inclusive economic and development outcomes to provide up to an additional \$1,500,000 of City funding to Rally Austin for a total agreement amount not to exceed \$39,740,000 and adding a project to the list of bond funded projects. Funding: \$125,000 is available in the Fiscal Year 2024-2025 Operating Budget of the Economic Development Department, \$708,536 is available in the Capital Budget of the Economic Development Department, and \$9,730 is available in the Capital Budget of the Austin Convention Center Department.

### Financial Services- Contracts

13. Authorize a contract for grease, grit, and sediment traps maintenance and repair services for the Department of Aviation with Southwaste Disposal LLC, for a term of five years in an amount not to exceed \$1,100,000. Funding: \$91,667 is available in the 2024-2025 Operating Budget of the Department of Aviation.
14. Authorize a contract for Network Perception software for Austin Energy with Dragos, Inc., for an initial term of three years with up to two one-year extension options in an amount not to exceed \$600,000. Funding: \$40,000 is available in the 2024-2025 Operating Budget of Austin Energy.
15. Authorize a contract for power engineering software solutions for Austin Energy with CYME International T & D, Inc., for an initial term of three years with up to two one-year extension options in an amount not to exceed \$2,500,000. Funding: \$166,666 is available in the Fiscal Year

## 2024-2025 Operating Budget of Austin Energy.

16. Ratify an amendment for continued one-time preventive generator maintenance for Austin Energy with Grid Solutions (US) LLC, in the amount of \$250,231 and authorize a second amendment for future services to increase the amount by \$500,000 and to extend the term by 12 months for a revised total contract amount not to exceed \$2,400,231. Funding: \$250,231 was available in the Fiscal Year 2024-2025 Operating Budget of Austin Energy.
17. Authorize a contract for cloud-based scheduling software and support services for the Development Services Department with Carahsoft Technology Corporation, for an initial term of one year with up to four one-year extension options, in an amount not to exceed \$800,000. Funding: \$160,000 is available in the 2024-2025 Operating Budget of Development Services Department.
18. Authorize a contract for safety data sheet management system and chemical inventory services for all City departments with HSI Workplace Compliance Solutions, Inc., for an initial term of three years with up to two one-year extension options, in an amount not to exceed \$612,000. Funding: \$51,000 is available in the Fiscal Year 2024-2025 Operating Budgets of various City departments.
19. Authorize a contract for construction services for the Mounted Patrol Site Improvements Project for the Austin Police Department with Austin Underground, Inc., in the amount of \$967,000, plus a \$96,700 contingency, for a total contract amount not to exceed \$1,063,700. Funding: \$1,063,700 is available in the Capital Budget of the Austin Police Department.
20. Authorize an amendment to the 2021 Facilities - Large Facilities Indefinite Delivery/Indefinite Quantity Contract for Austin Water with HEI Civil, LLC, to increase the amount by \$3,750,000, for a revised total contract amount not to exceed \$18,750,000. Funding: \$3,750,000 is available in the Capital Budget of Austin Water.
21. Authorize a contract for construction services for the North Austin CIPP Wastewater Renewal Project for Capital Delivery Services with Insituform Technologies, LLC in the amount of \$2,772,892, plus a \$277,290 contingency for a total contract amount not to exceed \$3,050,182. Funding: \$3,050,182 is available in the Capital Budget of Austin Water.

District(s): District 7; District 4

22. Authorize a contract for construction services for the East Allandale White Rock Neighborhood Water and Wastewater System Renewal - Rebid Project for Capital Delivery Services with Facilities Rehabilitation, Inc., in the amount of \$4,799,250, plus a \$479,925 contingency, for a total contract amount not to exceed \$5,279,175. Funding: \$5,279,175 is available in the Capital Budget of Austin Water.

District(s): District 7

23. Authorize an amendment to the contract for engineering services for the McNeil Drive Water Transmission Main Project with Black & Veatch Corporation, in the amount of \$5,000,000, for a revised total contract amount not to exceed \$8,800,000. Funding: \$8,800,000 is available in the Capital Budget of the Austin Water Department. Related to Item #24.

24. Authorize a contract for construction services for the McNeil Drive Water Transmission Main Project with Southland Contracting, Inc., in the amount of \$50,734,011, plus a \$5,073,401, contingency for a total contract amount not to exceed \$55,807,412. Funding: \$55,807,412 is available in the Capital Budget of the Austin Water Department. Related to Item #23.
- District(s): District 6
25. Authorize an amendment to the contract for engineering services for the West Rundberg Lane Extension Project with Martinez, Wright & Mendez, Inc., d/b/a MWM DesignGroup, Inc., in the amount of \$1,700,000 for a revised total contract amount not to exceed \$2,788,476. Funding: \$2,788,476 is available in the Capital Budget of the Transportation and Public Works Department and the Capital Budget of the Austin Water Department.
26. Authorize a contract for firearms, parts, and accessories for Austin Police Department with Cats Arms, LLC d/b/a Sionics Weapon Systems in an amount not to exceed \$852,120. Funding: \$852,120 is available in the Fiscal Year 2024-2025 Police State Contraband Asset Forfeiture Special Revenue Fund of the Austin Police Department.
27. Authorize a contract for a multitap transformer for Austin Water with PulseMac Solutions d/b/a Star Funding, Inc. in an amount not to exceed \$96,500. Funding: \$96,500 is available in the Fiscal Year 2024-2025 Austin Water Operating Budget.
28. Authorize a contract for shredding services for all City departments with VeriTrust Corporation, for an initial term of three years with up to two one-year extension options in an amount not to exceed \$423,000. Funding: \$21,178 is available in various departments' Operating Budgets. Funding for the remaining contract term is contingent upon available funding in future budgets.
29. Authorize two contracts for brownfields remediation and impacted soil and water treatment for the Department of Aviation with Clean Harbors Environmental Services, Inc. and Tasman, Inc., each for initial terms of two years with up to three one-year extension options in amounts not to exceed \$30,000,000, divided equally between the contractors or the department may choose any contractor that can provide the required services. Funding: \$15,000,000 is available in the Capital Budget of the Department of Aviation.
30. Authorize an amendment to the contract for engineering services for the City's Street Impact Fee Project for Transportation and Public Works Department with Kimley-Horn and Associates, Inc., in the amount of \$387,622 for a revised total contract amount not to exceed \$2,000,000. Funding: \$387,622 is available in the Capital Budget of the Transportation and Public Works Department.

#### **Financial Services - Real Estate**

31. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 0.6818 acres (29,700 square feet) of wastewater easement and approximately 0.0555 acres (2,417 square feet) of temporary working space easement situated in the Mariquita Castro Survey, Abstract Number 160, Section 50, Travis County, Texas, being a portion of Lot 3, Resubdivision of Lot 1, Block A, Commerce Park at Harris Branch Section 2

Subdivision, recorded in Document No. 202200052 of the Official Public Records of Travis County, Texas, located at 5800 East Parmer Lane, Austin, Texas 78653, from T. A. Unlimited Inc., a Texas nonprofit corporation d/b/a Texas Empowerment Academy, for a total amount not to exceed \$154,500 including closing costs. Funding: \$154,500 is available in the Capital Budget of Austin Water.

District(s): District 1

32. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 0.975 acres (42,472 square feet) of drainage easement out of the T.J. Chambers Survey, Abstract No. 7, Travis County, Texas, generally located at 11800 North Lamar Boulevard, Austin, Texas 78753 and being a portion of Lots 5 and 6, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, from Lynnwood View LLC, for a total amount not to exceed \$229,000 including closing costs. The general route of the project is within Walnut Creek's designated Eubank Tributary, from North Bend Drive to the west turn of Eubank Drive. Funding: \$229,000 is available in the Capital Budget of the Watershed Protection Department.

District(s): District 7

33. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 2.5919 acres (112,903 square feet) of wastewater easement and approximately 1.0863 acres (47,323 square feet) of temporary working space easement, generally located on the north side of E. Parmer Lane, west of Harris Branch Parkway, Austin, Travis County, Texas 78653, from Austin HB Residential Properties, LTD., a Texas limited partnership, for a total amount not to exceed \$613,142 including closing costs. Funding: \$613,142 is available in the Capital Budget of Austin Water.

District(s): District 1

34. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 0.0954 acres (4,15 square feet) of wastewater easement and approximately 0.0399 acres (1,736 square feet) of temporary working space easement, generally located in the northeast corner of the intersection of Harris Branch Parkway and E. Parmer Lane, Austin, Texas 78653, from Shops at Parmer Crossing, LLC, a Texas limited liability company, for a total amount not to exceed \$95,542 including closing costs. Funding: \$95,542 is available in Capital Budget of Austin Water.

District(s): District 1

35. Authorize negotiation and execution of a fifth amendment to the Industrial Lease Agreement with Pre Summit LLC, to extend for an additional 18 months, until November 30, 2026, the lease of approximately 8,850 square feet of office and laboratory space for the Laboratory Services Division of Austin Water, located at 14050 Summit Drive, Suite 121, Austin, Texas 78728, for a total amount not to exceed \$359,802. Funding: \$78,824 is available in the Operating Budget of Austin Water.

36. Authorize negotiation and execution of all documents and instruments necessary or desirable to

acquire approximately 0.3027 acres (13,185 square feet) of wastewater easement and approximately 0.1262 acres (5,497 square feet) of temporary working space easement, generally located in the northeast corner of the intersection of Harris Branch Parkway and E. Parmer Lane, Austin, Texas 78653, from Shops at Parmer Crossing, LLC, a Texas limited liability company for a total amount not to exceed \$279,671 including closing costs. Funding: \$279,671 is available in the Capital Budget of Austin Water.

District(s): District 1

#### **Law**

- 37. Approve a settlement in Sam Kirsch v. City of Austin et al., No. 1:20-cv-01113-RP, in the United States District Court for the Western District of Texas, Austin Division. Fiscal Note: Funding is available in the Fiscal Year 2024-2025 Liability Reserve Budget.
- 38. Approve a settlement in Keeta Woods v. City of Austin, Cause No. D-1-GN-24-004332, 419th District Court, Travis County, Texas. Fiscal Note: Funding is available in the Fiscal Year 2024-2025 Liability Reserve Budget.

#### **Management Services**

- 39. Approve a resolution amending the bylaws of the Austin Economic Development Corporation d/b/a Rally Austin to revise nominating bodies and appointees for the Board of Directors. Funding: This item has no fiscal impact.

#### **Police**

- 40. Approve an ordinance to reauthorize and continue City Code Chapter 2-17 (Police Reserve Force), established for the appointment of police reserve officers to act in a supplementary capacity to the regular police force pursuant to Texas Local Government Code Section 341.012. Funding: This item seeks the reauthorization and continuation of City Code Chapter 2-17 and has no fiscal impact.

#### **Transportation and Public Works**

- 41. 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 \$20,000,000, for 100 percent design of cap decks and associated tunnel elements to be integrated into the IH-35 Capital Express Central Project. Funding in the amount of \$20,000,000 is available from the State Infrastructure Bank Loan or Certificates of Obligation. Related to Item #42 and #43.
- 42. 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 cap and stitch roadway elements to be integrated into the IH-35 Capital Express Central Project letting package. Funding: \$41,000,000 is available in the Capital Budget of the Transportation and Public Works Department from a State Infrastructure Bank financial assistance loan and up to



\$224,000,000 from tax-exempt Certificates of Obligation that are expected to be issued on or after August 2025. The availability of these funds is contingent upon the finalization of the loan and appropriation and issuance of Certificates of Obligation. The City will be responsible for covering any cost overruns. Related to Items #41 and #43

43. Approve an ordinance amending the Fiscal Year 2024-2025 Transportation and Public Works Department Capital Budget (Ordinance No. 20240814-007) to increase appropriations by \$244,000,000 for City costs related to the I-35 Cap and Stitch Program. Funding: \$244,000,000 will be available from future issuance of tax-exempt general obligation bonds. Related to Items #41 and #42.

44. Authorize negotiation and execution of an interlocal agreement with the Capital Metropolitan Transportation Authority for design of a pedestrian and trail rail crossing at the intersection of Solaris Street and the Red Line Rail in an amount not to exceed \$671,000. Funding: available in the Capital Budget of the Transportation and Public Works Department.

District(s): District 7

45. Approve an ordinance vacating approximately 0.9113 acres (39,697 square feet) of developed right-of-way, being part of that certain 1.14-acre tract of land originally granted in fee to Travis County as right-of-way by deed recorded in Volume 554, Page 251 of the Deed Records of Travis County, Texas and annexed into the city on April 23, 1987 by Ordinance No. 861211-U, and being a portion of the former Burleson Road between Silver Dollar Circle and Montopolis Drive, and conditionally authorizing the City Manager to execute all documents and instruments necessary or desirable to convey the right-of-way to ZIFS Burleson6300 LLC. Funding is available in the Fiscal Year 2024-2025 Operating Budget of the Transportation and Public Works Department.

District(s): District 2

46. Approve a resolution authorizing negotiation and execution of an advance funding agreement with the Texas Department of Transportation for the West Rundberg Lane Extension Project from Burnet Road to Metric Boulevard for a total estimated project cost of \$17,528,685 with the City's share of the costs estimated to be \$3,790,563, plus any cost overruns. Funding: \$3,790,563 is available in the Capital Budget of the Transportation and Public Works Department for the City's share of the cost.

District(s): District 4; District 7

47. Authorize negotiation and execution a Local On-System Project Improvement agreement with the Texas Department of Transportation (TxDOT) for the construction of safety and mobility improvements at the Seventh Street at Shady Lane intersection for the segment within TxDOT jurisdiction east of the Shady Lane intersection for an expected project cost of \$661,347, plus any cost overruns. Funding: \$661,347 is available in the Transportation and Public Works Department's Capital Budget from the 2020 Bond and from the 2022 Safe Streets and Roads for All Grant.

District(s): District 3

48. Authorize negotiation and execution of an interlocal agreement with the Austin Independent School

District, for the use and maintenance of the area surrounding Austin High School, including use of tennis courts, R.D. Thorp baseball field, parking lots, on-street parking spaces on Stephen F. Austin Drive, the area known as the "Rowing Center," and replacing the current interlocal agreement.

Funding: This item has no fiscal impact.

District(s): District 9

49. Authorize negotiation and execution of an interlocal agreement with the Texas Department of Transportation, Capital Area Metropolitan Planning Organization, Central Texas Regional Mobility Authority, Capital Metropolitan Transportation Authority, Austin Transit Partnership, and Travis County, as the region's transportation agencies, to form the Central Texas Construction Partnership Program, for an initial term of ten years, in an amount not to exceed \$4,000,000 for the initial cost for years 1 and 2. Funding: \$337,500 is available in the Fiscal Year 2024-2025 Transportation and Public Works Department's Operating Budget. Additional funding is available in the Transportation and Public Works Department's Capital Budget. Funding for the additional life of the project is contingent upon future budgets.

#### Item(s) from Council

50. 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.
51. Approve a resolution directing the City Manager to work with local government entities to identify opportunities to improve economic growth, public health and wellbeing, and public safety and lower taxes on the City's taxpayers.

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

52. Approve a resolution directing the City Manager to analyze City-owned property and property owned or operated by other local governmental entities within the Austin Energy load zone for solar generation potential, make recommendations for priority projects, and return to Council with the recommendations and analysis needed to implement development.

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

53. Approve an ordinance partially repealing Ordinance No. 831103-C as to the name of Westenfield Neighborhood Park; waiving the requirements of City Code Chapter 14-1, Article 4 (Approval of a Name for a Public Facility or Property); and renaming Westenfield Neighborhood Park to Don Baylor Neighborhood Park.

Sponsors: Council Member Marc Duchon, Council Member Zohaib "Zo" Qadri, Mayor Pro Tem Vanessa Fuentes, Council Member Natasha Harper-Madison, and Council Member Mike Siegel

54. Approve a resolution directing the City Manager to prepare City Code amendments that will prohibit the sale of e-cigarettes, vapes, and synthetic nicotine products within 1,000 feet of a school or daycare; initiating amendments to City Code Title 25 (Land Development) to the extent

necessary to carry out the goal of the resolution; and requesting a report and stakeholder engagement on any proposed ordinances prepared in response to the resolution.

**Sponsors:** Council Member Krista Laine, Council Member Ryan Alter, Mayor Pro Tem Vanessa Fuentes, Council Member José "Chito" Vela, and Council Member Paige Ellis

55. Approve a resolution directing the City Manager to prepare a report that provides a comprehensive review of recent City communications and marketing initiatives and identify metrics of success to be used for City communications and marketing initiatives, and to direct the City Manager to present the results of the report and standardized list of metrics for use by all City departments to City Council no later than the December 11, 2025 meeting.

**Sponsors**

Sponsor: Council Member José Velásquez, Co-Sponsor: Council Member José "Chito" Vela, Co-sponsor: Council Member Zohaib "Zo" Qadri, Co-sponsor: Mayor Pro Tem Vanessa Fuentes

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

56. Approve an ordinance waiving or reimbursing certain fees related to Paws and Celebrate: Cat Hospital of Austin's 25th Anniversary event held at 13264 Pond Springs Rd on May 10, 2025.

**Sponsors:** Council Member Krista Laine, Council Member Marc Duchen, Council Member Mike Siegel, and Council Member Zohaib "Zo" Qadri

57. Approve a resolution reaffirming the City of Austin's commitment to ensuring safe routes to school, supporting community school zone requests, and directing the City Manager to complete or update certain Safe Routes to School Infrastructure Reports, explore incorporating high schools into the Safe Routes to Schools Program, to deliver to Council and the Bond Election Advisory Task Force estimated unmet funding requirements for consideration in the 2026 bond package, and to report to Council on progress achieved.

**Sponsors:** Council Member Paige Ellis, Council Member Krista Laine, Council Member Natasha Harper-Madison, Mayor Pro Tem Vanessa Fuentes, and Council Member Zohaib "Zo" Qadri

**Non-Consent**

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

58. Approve a resolution regarding creating a policy setting the framework for property tax rate elections for municipal services.

**Sponsors:** Audit and Finance Committee

**Eminent Domain**

59. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Williamson Creek Interceptor project for the public use of replacing and maintaining a wastewater tunnel to increase capacity for future growth in the Williamson Creek basin, requiring the acquisition of an access easement being approximately 0.22

acres (9,463 square feet) of land, situated in the Santiago Del Valle Grant, Abstract No. 24, Austin, Travis County, Texas, being a portion of Lot 1A of the Amended Plat of Lots 1 and 2, Block A, Ogden Farms Subdivision Amended, a subdivision recorded as Document Number 201600308 of the Official Public Records of Travis County, Texas, currently appraised at \$386,509 subject to an increase in value based on updated appraisals, a Special Commissioner's award, negotiated settlement, or judgment. The owner of the needed property is HAG RE CDT, LLC, a Nevada limited liability company. The property is located at 5501 South Interstate Highway 35, Austin, Texas 78744. The general route of the project is along Williamson Creek, from South 1st Street to South Pleasant Valley Road, with numerous tie-in cutovers throughout to connect local wastewater flows to the new tunnel. Funding: \$386,509 is available in the Capital Budget of Austin Water.

District(s): District 2

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

60. 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**

61. Conduct a public hearing and consider an ordinance granting site-specific variances and amendments to City Code Title 25 (Land Development) for the construction of the Walnut Creek Wastewater Treatment Plant Enhancement and Expansion Project; waiving notice and review requirements of City Code Section 25-1-502; and waiving requirements of City Code Section 25-8-41. Funding: This item has no fiscal impact.
62. Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the 701 West 6th Street project at 701 and 709 West 6th Street and 512 Rio Grande Street in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6). Funding: This item has no fiscal impact.

District(s): District 9

63. Conduct a public hearing and consider an ordinance to amend City Code Title 25 (Land Development) provisions that apply to the City's S.M.A.R.T. Housing Program to modify median family income (MFI) requirements and eligibility criteria for fee waivers; allow for income averaging; and remove provisions applicable to other density bonus programs, community land trusts, and specific areas of the city for the required affordability period. Fiscal impact: This item has no fiscal impact.
64. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to amend the East Riverside Corridor (ERC) Regulating Plan to remove the property at 1201 Tinnin Ford Road from the ERC Regulating Plan and to change the boundary of the ERC Regulating Plan. Funding: This item has no fiscal impact.
65. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land

Development) to establish planning areas for specific geographic areas and establish regulations creating and amending these planning areas. Funding: This item has no fiscal impact.

66. Conduct a public hearing and consider an ordinance on first reading regarding the application submitted by PHI Health LLC, d/b/a PHI Air Medical, for a non-emergency medical transfer services franchise under City Code Chapter 10-2 (Emergency Medical Services). Funding: This item has no fiscal impact.
67. Conduct a public hearing on an appeal of the Transportation and Public Works Department Director's denial of an application to vacate a total of approximately 0.104 acres (4,516 square feet) of developed right-of-way to Anchor Equities Ltd., being that certain 40-foot-wide right-of-way commonly known as Sayers Street, comprised of a north segment measuring approximately 2,253 square feet and shown as a portion of a called 40-foot street in the Map of Survey recorded in Volume 3, Page 171 of the Plat Records of Travis County, Texas, and a south segment measuring approximately 2,263 square feet and shown as a 20-foot Alley in Block 10, Sayers Subdivision, a subdivision recorded in Volume 1, Page 29 of the Plat Records of Travis County. This item has no fiscal impact.

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

Harold Schmoecker - Why intentionally harm Austin residents

Libby Chennell - I would like to speak in support of funding for all roadway elements necessary for the I-35 caps, a project that will transform our city by reconnecting our communities and creating much-needed, equitable urban green spaces.

Paul Berryman - The rezoning of the area near Jamestown to allow developers to slam more low income housing on top of the already existing low income housing at the detriment to the children of our future and in an effort to segregate Austin by making 183 the new segregation line. Or "our visionary plan" that is the path of least resistance to stack low income housing in an area already consisting of 80% minority where the city planners feel will be easiest without affecting white affluent neighborhoods.

Brant Dickerson - 2105 W. Howard Lane - Limited Purpose Code Violations

Alan Roddy - Lake Austin Riverbed Erosion.

#### **Live Music**

DJ Helios

#### **2:00 PM - Public Hearings and Possible Action**

68. Conduct a public hearing and consider an ordinance amending the Imagine Austin Comprehensive Plan to include the North Lamar Transit Center Station Area Vision Plan. Funding: This item has no

fiscal impact.

69. Conduct a public hearing and consider an ordinance amending the Imagine Austin Comprehensive Plan to include the South Congress Transit Center Station Area Vision Plan. Funding: This item has no fiscal impact.

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

70. C14-2024-0181 - Far West Multifamily - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 7201, 7201 1/2, 7205, and 7121 Hart Lane (Shoal Creek Watershed) from multifamily residence medium density (MF-3) district zoning to community commercial-vertical mixed use building-conditional overlay-density bonus 90 (GR-V-CO-DB90) combining district zoning. First reading approved March 27, 2025. Vote: 11-0. Owner/Applicant: Price Acacia Cliffs, LLC. Agent: Armbrust & Brown, PLLC, (Michael J. Whellan). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

71. C14-2024-0151 - Riata Vista Circle PDA - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12535, 12545, 12555, and 12565 Riata Vista Circle (Walnut Creek Watershed). Applicant Request: To rezone from limited industrial (LI) district zoning to limited industrial-planned development area (LI-PDA) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited industrial-planned development area (LI-PDA) combining district zoning. Owner/Applicant: Capital City Lucky Riata, LLC. Agent: Jackson Walker LLP (Pamela Madere). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

72. C14-2024-0187 - 12931 Research Blvd - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning and rezoning property locally known as 12931 Research Boulevard (Rattan Creek Watershed). Applicant Request: To zone and rezone from community commercial-conditional overlay (GR-CO) combining district zoning, interim-single family residence standard lot (I-SF-2) district zoning, and interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial (GR) district zoning. Owner/Applicant: HFJV 183 LLC. Agent: Drenner Group (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

73. NPA-2023-0017.01 - Anderson Square - Approve second and third readings of 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. First reading approved on December 12, 2024. Vote: 10-0. Council Member Kelly was off the dais.

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

74. C14-2023-0080 - Anderson Square - Approve second and third readings of 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) 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. First reading approved on December 12, 2024. Vote: 10-0. Council Member Kelly was off the dais. Owner/Applicant: Anderson Square Investments, LLC & C2G, LLC (Jim Cotton and Jimmy Nassour). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

75. C14-2025-0023 - 4109 Marathon - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4107, 4109, and 4109 1/2 Marathon Boulevard (Waller Creek Watershed). Applicant Request: To rezone from limited office-equitable transit-oriented development-density bonus ETOD (LO-ETOD-DBETOD) combining district zoning to neighborhood commercial-equitable transit-oriented development-density bonus ETOD (LR-ETOD-DBETOD) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial-equitable transit-oriented development-density bonus ETOD (LR-ETOD-DBETOD) combining district zoning. Owner/Applicant: Fadana Real Estate, LLC. Agent: Armburst & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 10

76. C14-2024-0175 - Airport and Oak Springs - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1157 Airport Boulevard and 3306, 3312, and 3404 Oak Springs Drive (Boggy Creek Watershed). Applicant Request: To rezone from commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning and neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning to 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 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: 2016 Airplane LP; 2016 Round Oak Tree LP; 2023 Square Oak Brush LP; 2016 Square Oak Brush LP. Agent: Armburst & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 1

77. NPA-2025-0002.01 - 1301, 1303, and 1305 East 4th Street - Conduct a public hearing and approve an ordinance amending Ordinance No. 990513-70, the East Cesar Chavez Neighborhood Plan and Ordinance No. 20081211-083, the Plaza Saltillo (TOD) Station Area Plan, an element of the Imagine Austin Comprehensive Plan, to amend the Land Use and Design Concept Plan map(s) in the Plaza Saltillo (TOD) Station Area Plan from Live/Work Flex to TOD Mixed Use on property locally known as 1301, 1303, and 1305 East 4th Street (Lady Bird Lake Watershed). Staff Recommendation and Planning Commission Recommendation: To grant the Applicant's request to amend the Land Use and Design Concept Plan map(s) in the Plaza Saltillo (TOD) Station Area Plan from Live/Work Flex to TOD Mixed Use. Owner/Applicant: 1301 East 4th Street, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.
- District(s): District 3
78. C14-2025-0019 - 1301, 1303, 1305 East 4th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1301, 1303, and 1305 East 4th Street (Lady Bird Lake Watershed). Applicant Request: To rezone from transit oriented development-neighborhood plan (TOD-NP) combining district zoning (Live/Work/Flex subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district zoning (TOD Mixed Use subdistrict). Staff Recommendation and Planning Commission Recommendation: To grant transit oriented development-neighborhood plan (TOD-NP) combining district zoning (TOD Mixed Use subdistrict). Owner/Applicant: 1301 East 4th Street, LLC. Agent: Drenner Group, PC (Leah Bojo). City Staff: Jonathan Tomko, 512-974-1057.
- District(s): District 3
79. C14-2024-0174 - Gilfillan House Adaptive Reuse - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 603 West 8th Street (Shoal Creek Watershed). Applicant Request: To rezone from general office-historic landmark-equitable transit-oriented development-density bonus ETOD (GO-H-ETOD-DBETOD) combining district zoning to community commercial-historic landmark-conditional overlay-equitable transit-oriented development-density bonus ETOD (GR-H-CO-ETOD-DBETOD) combining district zoning. Staff Recommendation: To grant community commercial-historic landmark-equitable transit-oriented development-density bonus ETOD (GR-H-ETOD-DBETOD) combining district zoning. Planning Commission Recommendation: To grant community commercial-historic landmark-conditional overlay-equitable transit-oriented development-density bonus ETOD (GR-H-CO-ETOD-DBETOD) combining district zoning. Owner/Applicant: 2015 Austin Gilfillan LP (Rene Campos). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.
- District(s): District 9
80. NPA-2024-0023.01 - 1211 East 52nd Street NPA - Conduct a public hearing and approve an ordinance amending Ordinance No. 20070809-55 the University Hills/Windsor Park 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 1211 East 52nd Street (Tannehill Branch Watershed) from Multifamily Residential to Mixed Use land use. Staff



Recommendation and Planning Commission Recommendation: To grant Mixed Use land use.  
Owner/Applicant: Yellow 52 Investments, LLC. Agent: Drenner Group, PC (Amanda Swor). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 4

81. C14-2024-0180 - 1211 East 52nd Street Zoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1211 East 52nd Street (Tannehill Branch Watershed). Applicant Request: To rezone from multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Yellow 52 Investments, LLC, Jonathan Saad. Agent: Drenner Group PC, Amanda Swor. City Staff: Beverly Villela, Planning Department, (512) 978-0740.
82. C814-2023-0057 - 200 E. Riverside PUD - Approve third reading of an ordinance amending City Code Title 25 by 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. First reading approved December 12, 2024. Vote: 10-0. Council Member Kelly was off the dais. Second reading approved February 27, 2025. Vote: 11-0. 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

83. C14-2025-0013 - 10039 Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 10039 1/2 Menchaca Road (Slaughter Creek Watershed). Applicant Request: To zone from interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Owner/Applicant: Rush Racquets Property, LLC (Nicholas Sutcliffe). Agent: HD Brown Consulting (Amanda Brown). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 5

84. C14-2024-0155 - 1501-1603 Shoal Creek Boulevard - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1501, 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard (Shoal Creek Watershed). Applicant Request: To rezone from general office-equitable transit-oriented development-density bonus ETOD (GO-ETOD-DBETOD) combining district zoning and limited office-equitable transit-oriented

development-density bonus ETOD (LO-ETOD-DBETOD) combining district zoning to general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district zoning and limited office-mixed use-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-MU-V-ETOD-DBETOD) combining district zoning. Staff Recommendation: To grant general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district zoning and limited office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-V-ETOD-DBETOD) combining district zoning. Planning Commission Recommendation: To grant general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district zoning and limited office-mixed use-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-MU-V-ETOD-DBETOD) combining district zoning. Owner/Applicant: Shoal Creek Development, LLC (Joseph Lee). Agent: Drenner Group, PC (Leah M. Bojo). City Staff: Nancy Estrada, Planning Department, 512-974-7617. A valid petition has been filed in opposition to this rezoning request.

District(s): District 9

85. NPA-2025-0007.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 000629-106 which adopted the North Austin Civic Association (NACA) Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 77 acres of land on property generally located north of US Highway 183/Research Boulevard, south of Fairfield Drive, west of North Lamar Boulevard, and east of Jamestown Drive. Staff Recommendation and Planning Commission Recommendation: To amend Ordinance No. 000629-106 to remove the FLUM designation for the specified properties within the North Lamar Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 4

86. NPA-2025-0017.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Wooten NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 26 acres of land on property generally located north of West Anderson Lane, south of US Highway 183/Research Boulevard, west of North Lamar Boulevard, and east of Gault Street. Staff Recommendation and Planning Commission Recommendation: To amend Ordinance No. 040401-Z-2 to remove the FLUM designation for the specified properties within the North Lamar Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 4

87. NPA-2025-0017.02 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Crestview NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally

located north of Morrow Street, south of West Anderson Lane, west of North Lamar Boulevard, and east of Gault Street. Staff Recommendation and Planning Commission Recommendation: To amend Ordinance No. 040401-Z-2 to remove the FLUM designation for the specified properties within the North Lamar Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 7

88. NPA-2025-0018.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 040513-30 which adopted the Brentwood/Highland Combined Neighborhood Plan (Highland NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 33 acres of land on property generally located north of Morrow Street, south of US Highway 183/Research Boulevard, west of Guadalupe Street, and east of North Lamar Boulevard. Staff Recommendation and Planning Commission Recommendation: To amend Ordinance No. 040513-30 to remove the FLUM designation for the specified properties within the North Lamar Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 4

89. NPA-2025-0026.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 20100624-110 which adopted the North Lamar Combined Neighborhood Plan (Georgian Acres NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 125 acres of land on property generally located north of US Highway 183/Research Boulevard, south of Beaver Street, west of Georgian Drive, and east of North Lamar Boulevard. Staff Recommendation and Planning Commission Recommendation: To amend Ordinance 20100624-110 to remove the FLUM designation for the specified properties within the North Lamar Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 4

90. NPA-2025-0001.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 980827-B which adopted the Dawson Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of US Highway 290/Ben White Boulevard, south of West Alpine Road, west of South Congress Avenue, and east of South First Street. Staff Recommendation and Planning Commission Recommendation: To amend No. 980827-B to remove the FLUM designation for the specified properties within the South Congress Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 3

91. NPA-2025-0020.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (West Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the

Future Land Use Map (FLUM) designation for approximately 84 acres of land on property generally located north of Wasson Road, south of US Highway 290/Ben White Boulevard, west of South Congress Avenue, and east of South First Street. Staff Recommendation and Planning Commission Recommendation: To amend No. 20050818-Z001 to remove the FLUM designation for the specified properties within the South Congress Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 3

92. NPA-2025-0020.02 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (East Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 120 acres of land on property generally located north of Sheraton Avenue, south of US Highway 290/Ben White Boulevard, west of Terry-O Lane, and east of South Congress Avenue. Staff Recommendation and Planning Commission Recommendation: To amend No. 20050818-Z001 to remove the FLUM designation for the specified properties within the South Congress Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 3

93. NPA-2025-0022.01 - Neighborhood Plan Amendment - Conduct a public hearing and amend Ordinance No. 20050929-Z001 which adopted the Greater South River City Neighborhood Plan (St. Edwards NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 51 acres of land on property generally located north of US Highway 290/Ben White Boulevard, south of Woodward Street, west of Willow Springs Road, and east of South Congress Avenue. Staff Recommendation and Planning Commission Recommendation: To amend No. 20050929-Z001 to remove the FLUM designation for the specified properties within the South Congress Transit Center Station Area. Owner: Various Property Owners. Applicant: City of Austin. City Staff: Ana Villarreal, Planning Department, 512-978-2089.

District(s): District 3

94. 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

95. C14-2024-0165 - Zimmerman SF South - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11301 Zimmerman Lane (Bull

Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation: To grant townhouse and condominium residence (SF-6) district zoning. Zoning and Platting Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Owner/Applicant: Barbara Allen Agnew and Brian Matthew Smith. Agent: Jackson Walker LLP (Pamela Madere). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

96. C14-2024-0169 - Zimmerman SF North - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11300 Zimmerman Lane (Bull Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation: To grant townhouse and condominium residence (SF-6) district zoning. Zoning and Platting Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Owner/Applicant: Barbara Allen Agnew and Brian Matthew Smith. Agent: Jackson Walker LLP (Pamela Madere). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

97. C14-2024-0112 - 5301 Martin Avenue - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 5301 and 5303 Martin Avenue (Tannehill Branch Watershed) from general commercial services-conditional overlay-neighborhood plan (CS-CO-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-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. First reading approved on April 24, 2025. Vote: 11-0. Owner/Applicant: JEV Family LTD. Agent: Drenner Group, PC (Leah Bojo). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 4

98. C14-2024-0113 - 704 E. 53rd Street - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 704, 706, 706 1/2 and 708 East 53rd Street (Tannehill Branch Watershed) from general commercial services-conditional overlay-neighborhood plan (CS-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 on April 24, 2025. Vote: 11-0. Owner/Applicant: JEV Family LTD. Agent: Drenner Group, PC (Leah Bojo). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 4

99. C14-2024-0114 - 5210 Bruning Ave - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 705 East 53rd Street and 5210 Bruning Avenue (Boggy Creek Watershed) from community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district zoning. First reading approved on April 24, 2025. Vote:

11-0. Owner/Applicant: JEV Family LTD. Agent: Drenner Group, PC (Leah Bojo). City Staff: Beverly Villela, Planning Department, 512-978-0740. A valid petition has been filed in opposition to this rezoning request.

District(s): District 9

- 100.** NPA-2024-0008.02 - 2967 Manor Road Revision - Approve second and third readings of an ordinance amending Ordinance No. 20090312-027 for the Martin Luther King Jr. Boulevard Transit Oriented Development (MLK TOD) Station Area Plan, an element of the Imagine Austin Comprehensive Plan, to remove the property locally known as 2967 Manor Road (Boggy Creek and Tannehill Branch Watersheds) from the MLK TOD Station Area Plan and change the boundary of the MLK TOD Station Area Plan, and amending Ordinance No. 20011129-67 for the Rosewood Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use on the future land use map (FLUM) from Specific Regulating District to Mixed Use. First reading approved May 8, 2025. Vote: 11-0. Owner/Applicant: 2967 Manor AGV, LLC. Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 1; District 9

- 101.** C14-2024-0107 - Manor Road Rezoning Rezone - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2967 Manor Road (Boggy Creek and Tannehill Branch Watersheds) from transit oriented development-neighborhood plan (TOD-NP) combining district zoning to general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning, with no reduction of the ground floor commercial requirement. First reading approved May 8, 2025. Vote: 11-0. Owner: 2967 Manor AGV, LLC. Applicant: Thrower Design, LLC (Victoria Haase). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 1; District 9

## Adjourn

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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.