



Thursday, May 7, 2026

The City Council will convene at 10:00 AM on
Thursday, May 7, 2026 at Austin City Hall
301 W. Second Street, Austin, TX and some
members may be participating via videoconference



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

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

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

The City Council may go into a closed session as permitted by the Texas Open Meetings Act, (Chapter 551 of the Texas Government Code) regarding any item on this agenda.

All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member.

9:00 AM – Proclamations

10:00 AM – City Council Convenes

Consent Agenda

Approval of Minutes

1. Approve the minutes of the Austin City Council work session meeting of April 7, 2026, and regular meeting of April 9, 2026.

Arts, Culture, Music, and Entertainment

2. Authorize the negotiation and execution of an agreement with artist team Ion Art, for artwork for the Ross Road Substandard Streets Art in Public Places Project, in an amount not to exceed \$330,000. Funding: \$330,000 is available in the Capital Budget of Austin Capital Delivery Services.

District(s): District 2

3. Authorize a contract amendment with artist William Tavis for artwork for the Armadillo Water Tank Art in Public Places Project in an amount not to exceed \$90,850, for a revised total contract amount not to exceed \$223,850. Funding: \$90,850 is available in the Capital Budget of Austin Water.

District(s): District 2

4. Approve an ordinance amending City Code to move existing requirements related to special events that occur at certain parks from Chapter 8-1 (Parks Administration) to Chapter 4-20 (Special Events), to update the list of special events, update definitions, and add provisions related to new special events at certain parks. Funding: This item has no fiscal impact.

Community Court

5. Authorize negotiation and execution of an amendment to the interlocal agreement with Austin Travis County Mental Health Mental Retardation Center, d/b/a Integral Care for the Homeless Health and Wellness Center program, which offers behavioral health services integrated with primary care, to add one-time funding in the amount of \$497,299, for a revised total contract amount not to exceed \$2,388,026. Funding: \$497,299 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Community Court.

Financial Services

6. Approve an ordinance authorizing the issuance by Southeast Travis County Municipal Utility District No. 1 of Unlimited Tax Road Bonds, Series 2026, in an amount not to exceed \$4,140,000 to finance the District's share of the construction costs associated with roads and related improvements serving the District, as well as various interest and issuance costs; and waiving City Code Sections 25-9-284 and 25-9-287 to waive notice of the District's application to Council and the Water and Wastewater commission and waive Commission review of the application to the extent required. Funding: This item has no fiscal impact on the City. The debt service is fully secured and repaid through Southeast Travis County Municipal Utility District No. 1 property taxes.
7. Approve a resolution authorizing the defeasance of certain outstanding 2025 General Obligation Public Improvement and Refunding Bonds, including authorizing the execution of an escrow agreement and related documents. Funding: This item has no fiscal impact. Funding for the defeasance will be an upfront payment from a private developer partner as part of public-private partnership redevelopment project.
8. Approve first reading of an ordinance granting to Bluebonnet Electric Cooperative, Inc., a non-exclusive franchise for constructing, maintaining, operating and using a transmission and distribution system in the City to provide electric utility services within its certificated area. Funding: Estimated annual franchise revenue in the amount of \$196,400 is anticipated under this franchise agreement.
9. Approve first reading of an ordinance granting a non-exclusive franchise and right to enter public rights-of way and public easements for a period of ten years to Texas Gas Service Company, a division of ONEOK, Inc., to provide natural gas distribution services, and repealing Ordinance No. 20061005-023 Funding: Estimated annual franchise revenue in the amount of \$10,832,000 is anticipated under this franchise agreement.

Financial Services- Contracts

10. Authorize a contract for pest control services for Austin Aviation with Rentokil-Terminix, for an initial term of three years with up to two one-year extension options in an amount not to exceed \$671,561. Funding: \$45,834 is available in the Operating Budget of Austin Aviation. Funding for the remaining contract term is contingent upon available funding in future budgets.
11. Authorize a contract for construction services for the Krieg Fields Reclaimed Water Line Permanent Restoration Project for Austin Water with Arguijo Corporation in the amount of \$1,298,197, plus a

\$129,820 contingency, for a total contract amount not to exceed \$1,428,017. Funding: \$1,428,017 is available in the Capital Budget of Austin Water.

District(s): District 3

12. Authorize a contract for construction services for the Williamson Creek - Brassiewood Drive Phase 2 South Pleasant Valley Road Outfall Project for Austin Watershed Protection with Jerdon Enterprise, LP, in the amount of \$3,007,593, plus a \$300,760 contingency, for a total contract amount not to exceed \$3,308,353. Funding: \$3,308,353 is available in the Capital Budget of Austin Watershed Protection.

District(s): District 2

13. Authorize a contract for Flood Early Forecasting Mapping and Modeling System and Graphical User Interface Services for Austin Watershed Protection with Vieux & Associates Inc., for an initial term of one year with up to four one-year extension options in an amount not to exceed \$2,200,000. Funding: \$220,000 is available in the Operating Budget of Austin Watershed Protection. Funding for the remaining contract term is contingent upon available funding in future budgets.

14. Ratify an amendment to the Master Service Agreement for continued data center lease space for all City departments, in the amount of \$577,467 and authorize an amendment for future services to increase the amount by \$3,557,533 and extend the term by three years for a revised total contract amount not to exceed \$6,577,072. Funding: \$577,467 for the ratification was available in the Operating Budgets of various City departments, \$1,089,199 is still available in the Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budget.

15. Authorize negotiation and execution of a contract for construction services for the Zilker Metro Park, Zilker Clubhouse Project for Austin Parks and Recreation with Phoenix I Restoration and Construction, LLC, in the amount of \$5,420,000, plus a \$650,400 contingency, for a total contract amount not to exceed \$6,070,400. Funding: \$6,070,400 is available in the Capital Budget of the Parks and Recreation Department.

District(s): District 8

16. Authorize a contract for production meter evaluation and pitot testing for Austin Water with M.E. Simpson Company, Inc., in an amount not to exceed \$150,000. Funding: \$150,000 is available in the Operating Budget of Austin Water.
17. Authorize an amendment to a contract for continued building automation system maintenance and repairs for all City departments with Way Service LTD, to increase the amount by \$625,000 for a revised total contract amount not to exceed \$1,703,000. Funding: \$158,333 is available in the Operating Budgets of all City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
18. Authorize a contract for the supply and delivery of propane for all City departments with Ferrellgas, LP d/b/a Ferrellgas, for an initial term of one year with up to four one-year extension options in an

amount not to exceed \$461,000. Funding: \$35,416 is available in the operating budget of all City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

19. Authorize an amendment to a contract for continued graffiti removal services for Austin Development Services with Time Machine LLC d/b/a Time Machine ATX to increase the amount by \$282,000 for a revised total contract amount not to exceed \$357,000. Funding: \$197,400 is available in the Operating Budget of Austin Development Services. Funding for the remaining contract term is contingent upon available funding in future budgets.
20. Authorize a contract for sheet metal fabrication, ductwork and pipe/duct insulation for Austin Facilities Management with Unbelievable Air LLC for an initial term of two years with up to three one-year extension options in an amount not to exceed \$1,000,000 Funding: \$97,222 is available in the Operating Budget of Austin Facility Management. Funding for the remaining contract term is contingent upon available funding in future budgets
21. Authorize a contract for the development of a strategic implementation plan to improve bond funded capital projects for Austin Capital Delivery Services with J-BJ Marketing LLC d/b/a JBJ Management LLC, for an initial term of one year with up to four one-year extension options in an amount not to exceed \$161,000. Funding: \$161,000 is available in the Operating Budget of Austin Capital Delivery Services.

Financial Services - Real Estate

22. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a wastewater easement on behalf of Austin Water for the Texas Department of Transportation Interstate 35 Capital Express Central Roadway project. The wastewater easement consists of two parts, totaling approximately 0.023 acres (998 square feet) situated out of and a part of the S. Del Valle Survey, Abstract No. 24 in Travis County, Texas, being a portion of a called 4.020 acre tract of land, generally located at 1001 South Interstate Highway 35, Austin, Texas 78741, from APTCO Riverview, L.L.C., a Delaware limited liability company for wastewater improvements for a total amount not to exceed \$81,000 including closing costs. Funding: \$81,000 is available in the Capital Budget of Austin Water.

District(s): District 3

Item(s) from Council

23. Approve appointments and certain related waivers to 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.
24. Approve a resolution establishing an economic development framework, directing the creation of a comprehensive economic development policy, directing action on the position of Director for Austin Economic Development, and directing actions to improve economic development projects.

Sponsors: Mayor Kirk Watson, Mayor Pro Tem José "Chito" Vela, Council Member Ryan Alter, and Council Member Zohaib "Zo" Qadri

25. Approve a resolution directing the City Manager to support youth transitioning out of foster care through housing stability, legislative advocacy, and local partnerships, and requiring the City Manager to report back by July 17, 2026.

Sponsors: Council Member José Velásquez, Council Member Ryan Alter, Council Member Vanessa Fuentes, and Council Member Krista Laine

26. Approve a resolution initiating amendments to City Code Title 25 (Land Development) to modify site development and other regulations for two-unit and three-unit residential uses and allow two-unit and three-unit residential uses in all zoning districts and regulating plans where single family and multifamily residential uses are permitted consistent with HOME Phases 1 and 2 regulations; and directing the City Manager to take steps to improve the feasibility of small-scale residential development and report back to Council.

Sponsors: Council Member Krista Laine, Mayor Pro Tem José "Chito" Vela, Council Member José Velásquez, and Council Member Zohaib "Zo" Qadri

Non-Consent

Eminent Domain

27. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Capital of Texas Highway/Loop 360 at Lakewood Project for the public use allowing Austin Water to relocate water and wastewater lines in conflict with Texas Department of Transportation roadway improvements requiring the acquisition of a waterline easement consisting of approximately 0.1282 of one acre (5,584 square feet) of land, out of and a part of the Robert Foster Survey, Abstract Number 284, in the City of Austin, Travis County, Texas, same being a portion of Lot 1, Lakewood Office Park, a subdivision recorded on December 18, 1986, in Book 87, Page 43C of the Plat Records of Travis County, Texas, to Austin Innovation Park by special warranty deed executed August 4, 2021, recorded in Document Number 2021174167 of the Official Public Records of Travis County, Texas, currently appraised at \$42,438 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 Austin Innovation Park, LLC, a Texas limited liability company. The property is located at 6801 North Capital of Texas Highway, Austin, Texas 78731. The general route of the project is along the Capital of Texas Highway/Loop 360 corridor at Lakeline Drive. Funding: \$42,438 is available in the Capital Budget of Austin Water.

District(s): District 10

28. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for Austin Watershed Protection's Williamson Creek - Tributary 4 Channel Stabilization Project for the public use of stream stabilization and wastewater improvements along Williamson Creek Tributary 4, requiring the acquisition of a temporary working space easement consisting of approximately 0.0105 of one acre (456 square foot) easement, and a

temporary ingress and egress easement consisting of approximately 0.0383 of one acre (1,668 square foot) easement, out of the William Cannon Survey, Abstract Number 6, Travis County, Texas, being a portion of the remainder of Lot 2, Wesleyan Church, a subdivision of record in Book 59, Page 79, Plat Records, Travis County, Texas, said Lot 2 (Tract 2) conveyed to Housing Authority of the City of Austin by special warranty deed dated December 1, 2020, as recorded in Document Number 2020232074, Official Public Records, Travis County, Texas, currently appraised at \$1,866 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 the Housing Authority of the City of Austin, a Texas Public Housing Authority. The property is located at 6020 South First Street, Austin, Texas 78745. The general route of the project is from north to south along Tributary 4 to Williamson Creek between Eberhart Lane and Creekside Circle. Funding: \$1,866 is available in the Capital Budget of Austin Watershed Protection.

District(s): District 2

10:30 AM - Austin Housing Finance Corporation Meeting

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

Public Hearings and Possible Actions

30. 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 property located at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive from the ERC Regulating Plan and to change the boundary of the ERC Regulating Plan. Funding: This item has no fiscal impact.
31. Conduct a public hearing and consider an ordinance regarding floodplain variances for a permit for the conversion of an accessory structure into a dwelling unit at 1120 Denfield Street that is within the 100-year floodplain of Tannehill Branch Creek. Funding: This item has no fiscal impact.

District(s): District 3

12:00 PM - Public Communication: General

Live Music

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

32. C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2117 West 49th Street and 4709 Rosedale Avenue (Shoal Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to multifamily residence highest density-conditional overlay (MF-6-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant multifamily residence highest

density-conditional overlay (MF-6-CO) combining district zoning. Owner/Applicant: Austin Independent School District (AISD). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620.

District(s): District 7

33. C14H-1987-0016 - Mayer-Howse House - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 810 West 10th Street (Shoal Creek Watershed). Applicant Request: To rezone from general office-equitable transit-oriented development-density bonus ETOD (GO-ETOD-DBETOD) combining district zoning to general office-historic landmark-equitable transit-oriented development-density bonus ETOD (GO-H-ETOD-DBETOD) combining district zoning. Staff Recommendation, Historic Landmark Commission Recommendation, and Planning Commission Recommendation: To grant general office-historic landmark-equitable transit-oriented development-density bonus ETOD (GO-H-ETOD-DBETOD) combining district zoning. Owner: Mayer-Howse House, LP. Applicant: Historic Landmark Commission (owner-supported). City Staff: Kalan Contreras, 512-974-2727.

District(s): District 9

34. C14H-2025-0122 - Dr. O.H. and Mrs. Thelma Elliott House - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2207 East 22nd Street (Boggy Creek 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 Recommendation, and Planning Commission Recommendation: To grant family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning. Owner: Ms. Ora A. Houston. Applicant: Preservation Central, Inc. (Terri Myers). City Staff: Kalan Contreras, 512-974-2727.

District(s): District 1

35. C14-97-0141.04 - Parmer North PDA Amendment #4 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 302 1/2, 416 1/2, 500, 512 1/2, 532 1/2, and 724 1/2 East Parmer Lane, 12803 1/2 McCallen Pass, 12392 1/2, 12829, 12829 1/2, 12831 1/2, 12931, 12931 1/2, 12933 1/2, and 12309 1/2 Parmer Ridge Drive and 12800 1/2 Harris Ridge Boulevard (Harris Branch Watershed). Applicant Request: To rezone from limited industrial-planned development area (LI-PDA) combining district zoning to limited industrial-planned development area (LI-PDA) combining district zoning, to change conditions of zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited industrial-planned development area (LI-PDA) combining district zoning, to change conditions of zoning. Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab). Agent: Armbrust & Brown, PLLC (Richard T. Suttle). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

36. C14-2026-0011 - 2825 Hancock - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2825 Hancock Drive (Shoal Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning to community

commercial-conditional overlay (GR-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Owner/Applicant: Lantern Lane Center, Ltd. Agent: Armbrust & Brown, PLLC (Ferris Clements). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620.

District(s): District 7

37. C814-2008-0087.02 - South Shore PUD Addition - Conduct a public hearing and approve first reading of an ordinance amending City Code Title 25 and amending Ordinance No. 20091217-126 by rezoning property locally known as 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive (Lady Bird Lake Watershed). Applicant Request: To rezone from East Riverside Corridor (ERC) district zoning (Corridor Mixed Use subdistrict) 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. Planning Commission Recommendation: To grant planned unit development (PUD-NP) combining district zoning, as modified. Owner/Applicant: Grayco SS Land 2011, LP and Morrison-Moore Properties, Ltd. Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Jonathan Tomko, AICP. Austin Planning, 512-974-1057.

District(s): District 3

Adjourn

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