



City of Austin

Recommendation for Action

File #: 26-1821, **Agenda Item #:** 77.

7/23/2026

Posting Language

Authorize an amendment to the Community Facilities Agreement with HN Red Bluff Partners, LLC for public storm drain infrastructure improvements at 4701 Red Bluff Road, to update the scope of work and increase the City's contribution under the Agreement by \$1,500,000 for a revised total amount not to exceed \$5,000,000. Funding: \$5,000,000 is available in the Capital Budget of Austin Watershed Protection for the City's contribution. The remaining funding will be provided by HN Red Bluff Partners LLC.

Lead Department

Austin Watershed Protection.

Fiscal Note

Funding in the amount of \$5,000,000 is available in the Capital Budget of Austin Watershed Protection for the City portion of the cost sharing agreement.

The remaining funding will be provided by HN Red Bluff Partners LLC.

Prior Council Action:

October 3, 2019 - City Council authorized the negotiation and execution of the Community Facilities Agreement with HN Red Bluff Partners LLC for public storm drain infrastructure improvements to be constructed as part of a development located at 4701 Red Bluff Road in an amount not to exceed \$3,500,000 on a 10-0 vote with Council Member Harper-Madison absent.

For More Information:

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Additional Backup Information:

In 2019, Austin Watershed Protection (WPD) identified the storm drain systems that outfall at 4601 Red Bluff Road and 4711 Red Bluff Road as being in need of repair and under capacity based on the Drainage Criteria Manual. WPD developed a conceptual plan to close the storm drain outfall located at 4601 Red Bluff Road and route storm water flows to an improved storm drain outfall located at 4711 Red Bluff Road.

To provide for the proposed improvements, the City entered into a community facilities agreement (Agreement) with the developer of the property located at 4701 Red Bluff Road (SP-2019-0067B) to share costs for the proposed project. The Agreement was authorized by Council on October 3rd, 2019, and provided for a City contribution not to exceed \$3,500,000.

Subsequent to the 2019 conceptual plan, the City and the developer have determined that it is not feasible to route all stormwater flows to 4711 Red Bluff Road. Updated plans now include the closure of both existing outfalls at 4601 and 4711 Red Bluff Road and the construction of a new storm drain outfall at 4701 Red Bluff Road.

This City's original cost estimate was based on the conceptual plan. However, based on the project's final design, the actual cost share needed from the City is estimated to be no greater than \$5,000,000. This

amendment would increase the City's contribution under the Agreement by \$1,500,000 for a total amount not to exceed \$5,000,000 and will amend the scope of work to reflect the project's final design.

The proposed improvements will increase stormwater conveyance and reduce the potential for pipe failure in the project area by replacing and upgrading the existing storm drain infrastructure. The anticipated improvements to be included in the project are a 36-inch reinforced concrete pipe for the main line within Red Bluff Road and new connecting storm drain laterals and inlets.

The City has determined that it will derive a benefit from the construction of the proposed improvements in accordance with the terms of the proposed agreement and the requirements in Texas Local Government Code Chapter 212, Subchapter C (*Developer Participation in Contract for Public Improvements*). Participation in the amended Agreement will also allow the developer to meet their drainage criteria requirements for the development.