



Thursday, April 10, 2025

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



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/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

Proclamation – Week of the Young Child – To be presented by Mayor Pro Tem Vanessa Fuentes

Proclamation – Public Health Week – To be presented by Mayor Pro Tem Vanessa Fuentes

Proclamation – Sexual Assault Awareness Month – To be presented by Mayor Pro Tem Vanessa Fuentes

Proclamation – Adrenal Disease Awareness Month – To be presented by Council Member Ryan Alter

Proclamation – Carmen Rangel Day – To be presented by Council Member José Velásquez

10:00 AM – City Council Convenes

Consent Agenda

Approval of Minutes

1. Approve the minutes of the Austin City Council work session of March 25, 2025, and regular meeting of March 27, 2025.

Austin Water

2. Approve an ordinance repealing and replacing City Code Chapter 15-1 (Cross-Connection Regulations) to address changes to the nationally recognized plumbing codes, current Texas Commission on Environmental Quality (TCEQ) regulations and the expanded use of alternate water sources by adopting regulations to prevent contamination of drinking water by establishing requirements for backflow prevention assemblies and backflow prevention devices and associated testing requirements, establishing customer duties for backflow prevention assemblies and backflow prevention devise, requiring identification of potable and non-potable water systems, creating requirements for testers, creating offenses, and related provisions. Funding: This item has no fiscal impact.

Financial Services- Contracts

3. Authorize negotiation and execution of a contract for tire repair, maintenance, and replacement services for Austin Energy with T & W Tire, LLC d/b/a T & W Tire, for an initial term of one year with up to two one-year extension options in an amount not to exceed \$350,000. Funding: \$80,000 is available in Austin Energy's Operating Budget. Funding for the remaining contract term is contingent upon available funding in future budgets.
4. Authorize negotiation and execution of a contract for managed print services for all City departments with Toshiba America Business Solutions, Inc. d/b/a Toshiba Business Solutions, Inc. aka Toshiba Business Solutions, for an initial term of one year with up to four one-year extension options for a total contract amount not to exceed \$20,000,000. Funding: \$1,650,000 is available in various City departments' Operating Budgets. Funding for the remaining contract term is contingent upon available funding in future budgets.
5. Authorize negotiation and execution of a job order contract assignment for the Zilker Metro Park Maintenance Barn Replacement Project for the Parks and Recreation Department with Warden Construction Corporation for a total amount not to exceed \$5,402,120. Funding: \$5,402,120 is available in the Parks and Recreation Department's Capital Budget.
6. Authorize negotiation and execution of a contract for preventative maintenance and repair services for variable frequency drives for the Department of Aviation with Lelam Holdings d/b/a Climate Solutions, for an initial term of four years with up to one 1-year extension option in an amount not to exceed \$878,400. Funding: \$87,840 is available in the Operating Budget of the Department of Aviation. Funding for the remaining contract term is contingent upon available funding in future budgets.
7. Authorize negotiation and execution of an amendment to a contract for continued software-intelligence monitoring platform licensing and support services for Communications and Technology Management with RFD & Associates, Inc., to increase the amount by \$600,000 and to extend the term for up to three years for a revised total contract amount not to exceed \$713,174. Funding: \$199,380 is available in the Operating Budget of Communications and Technology Management. Funding for the remaining contract term is contingent upon available funding in future budgets.
8. Authorize negotiation and execution of an amendment to the contract for engineering services for the 2020 Bond Substandard Streets Ross Road North Project for Capital Delivery Services with LJA Engineering, Inc., in the amount of \$500,000, for a revised total contract amount not to exceed \$3,400,607. Funding: \$3,400,607 is available in the Capital Budget of the Transportation and Public Works Department.
9. Ratify a contract for animal sterilization and wellness services for the Animal Services Department with Humane Society of Austin & Travis Co., Inc. d/b/a Austin Humane Society, in the amount of \$45,000 and authorize an amendment for continued services in the amount of \$180,000 for a revised total contract amount not to exceed \$1,035,000. Funding: \$1,035,000 is available in the Animal Services Department's Operating Budget.

10. Ratify two contracts for anti-vehicle barricades and related services for Austin Police Department with Meridian Rapid Defense Group LLC d/b/a Meridian Rapid Defense Group Rentals, LLC for a one-time purchase in an amount not to exceed \$538,417 for purchase and \$112,635 for rental. Funding: \$651,052 was available in the Fiscal Year 2024-2025 Police Federal Department of Justice Asset Forfeiture Special Revenue Fund of the Austin Police Department.
11. Authorize negotiation and execution of a contract for temporary crowd control fencing for CE1.2 model fence for all City departments with Cadence Equipment, LLC for an initial term of two years with up to three 1-year extension options, for a total contract amount not to exceed \$648,000. Funding: \$75,600 is available in the Operating Budget of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
12. Authorize negotiation and execution of a contract for rifles and rifle equipment for the Austin Police Department with IMS Supply, LLC d/b/a Hodge Defense Systems in an amount not to exceed \$270,492. Funding: \$202,876 is available in the Fiscal Year 2024-2025 Police State Contraband Asset Forfeiture Special Revenue Fund of the Austin Police Department and \$67,616 is available in the Fiscal Year 2024-2025 Police State Gambling Asset Forfeiture Special Revenue Fund of the Austin Police Department.
13. Authorize negotiation and execution of an amendment to a contract for continued OpenGov budgeting and planning software and implementation services for Austin Resource Recovery with Vertosoft LLC d/b/a Vertosoft, to increase the amount by \$336,300 for a revised total contract amount not to exceed \$457,700. Funding: \$336,300 is available in the Operating Budget of Austin Resource Recovery. Funding for the remaining contract term is contingent upon available funding in future budgets.

Financial Services - Real Estate

14. Authorize negotiation and execution of a ten-year term easement and right-of-way agreement conveying approximately 0.0964 acres (4,201 square feet) of temporary pipeline easement and approximately 0.241 acres (10,499 square feet) of temporary working space easement situated in the John McGeehee Survey No. 82, situated in Travis County, Texas, and being out of that certain 82.244-acre tract of land conveyed in a deed to the City of Austin, recorded in Volume 1334, Page 2477, of the Real Property Records, Travis County, Texas, generally located between Red Mesa Hollow and State Highway 45, Austin, Texas 78739 to Texas Gas Service, a division of ONE Gas, Inc., for a total purchase amount of not less than \$4,981. Funding: \$4,981 in projected revenue for the Fiscal Year 2024-2025 Water Utility Operating Fund of Austin Water.

District(s): District 8

Homeland Security and Emergency Management

15. Approve a resolution establishing and appointing members of a Hazard Mitigation Action Plan (HMAP) committee to guide the City's HMAP revision process, which will allow for

reduction of flood insurance rates. Funding: This item requests the creation of an HMAP committee and has no fiscal impact.

Law

16. Approve a settlement in Ada Michelle Lewis v. City of Austin, Cause No. D-1-GN-24-000919 in the 201st District Court, Travis County, Texas. Funding : Available in the Fiscal Year 2024-2025 Liability Reserve Budget.

Parks and Recreation

17. Approve an ordinance amending the Fiscal Year 2024-2025 Parks and Recreation Department Special Revenue Fund (Ordinance No. 20240814-007) to accept and appropriate \$1,500,000 in grant funds from the Texas Parks and Wildlife Department's Local Park grant program for Phase I of the Walter E. Long Metropolitan Park improvement project. Funding: \$1,500,000 is available from the Texas Parks and Wildlife Department. A City funding match of \$1,500,000 is also required and available in Capital Budget of the Parks and Recreation Department.
18. Ratify a contract with The University of Texas Archeological Research Laboratory in the amount of \$11,041 to provide for curation and storage services for artifactual material recovered from the Old Bakery & Emporium. Funding: \$11,041 is available in the Fiscal Year 2024-2025 Operating Budget of the Parks and Recreation Department.

Police

19. Approve a resolution authorizing the application for and acceptance of grant funding of \$532,588 from the Texas Motor Vehicle Crime Prevention Authority to continue the Austin Police Department Auto Burglary and Theft Interdiction Project to assist with combatting motor vehicle theft, motor vehicle burglary, and fraud-related motor vehicle crime. Funding: Funding is available from the Texas Motor Vehicle Crime Prevention Authority for the project period of September 1, 2025 - August 31, 2026. The City match of 20 percent will be met by accounting for the base salary and fringe benefits of existing City positions.

Public Health

20. Authorize negotiation and execution of an amendment to the agreement with Family Eldercare to provide physical, mental, and financial wellness support services to seniors, and to add one three-month extension ending on September 30, 2025, in an amount not to exceed \$97,581, for a revised total agreement amount not to exceed \$4,126,264. Funding: \$97,581 is available in the Austin Public Health Department's Operating Budget.
21. Authorize negotiation and execution of an agreement with Communities for Recovery to provide peer recovery counseling services for community intervention to prevent opioid overdoses by using evidence-based practices in opioid stewardship, opioid use disorder, and opioid harm reduction for a 12-month term ending on March 31, 2026, for a total agreement amount not to exceed \$250,000. Funding: \$250,000 is available in the Austin Public Health

Department's Opioid Settlement Fund.

22. Authorize negotiation and execution of agreements with four agencies to provide HIV-related primary care, medications, and critical support services to people living with HIV, for initial 18-month terms ending on September 30, 2026, for a combined amount not to exceed \$844,013, each with four additional 12-month extension options each for a combined amount not to exceed \$562,677, as follows: ASHwell in an amount not to exceed \$130,000 for the initial term, and \$86,667 for each extension option for a total contract amount not to exceed \$476,668, AIDS Services of Austin d/b/a Vivent Health in an amount no to exceed \$326,797 for the initial term, and \$217,865 for each extension option for a total contract amount not to exceed \$1,198,257, Austin Travis County Mental Health & Mental Retardation Center d/b/a Integral Care in an amount no to exceed \$235,000 for the initial term, and \$156,667 for each extension option for a total contract amount not to exceed \$861,668, and Project Transitions in an amount not to exceed \$152,216 for the initial term, and \$101,478 for each extension option for a total contract amount not to exceed \$558,128, for a total aggregate amount between the agreements not to exceed \$3,094,721. Funding: \$281,336 is available in the Austin Public Health Department's Operating Budget. Funding for the remaining years of the agreements is contingent upon available funding in future budgets.
23. Authorize negotiation and execution of Amendment No. 6 to the agreement with Central Texas Community Health Centers Inc., d/b/a CommUnityCare to provide HIV-related primary care, medications, and critical support services to people living with HIV for a 12-month term, through February 28, 2026, in an amount not to exceed \$179,310, for a revised total agreement amount not to exceed \$1,325,025. Funding: \$179,310 is available in the Austin Public Health Department's Operating Budget Special Revenue Fund.
24. Authorize negotiation and execution of Amendment No. 5 to the agreement with ASHwell to provide HIV-related primary care, medications, and critical support services to people living with HIV for a 12-month term, through February 28, 2026, in an amount not to exceed \$185,952, for a revised total agreement amount not to exceed \$1,906,482. Funding: \$185,952 is available in the Austin Public Health Department's Operating Budget Special Revenue Fund.
25. Authorize negotiation and execution of an amendment to the agreement with Project Transitions to provide HIV-related primary care, medications, and critical support services to people living with HIV to add carryover funds to the term ending on February 28, 2026, in an amount not to exceed \$215,922, for a revised total agreement amount not to exceed \$1,114,833. Funding: \$215,922 is available in the Austin Public Health Department's Operating Budget Special Revenue Fund.
26. Authorize negotiation and execution of an amendment to the agreement with AIDS Services Austin d/b/a Vivent Health to provide HIV-related primary care, medications, and critical support services to people living with HIV to add carryover funds to the term ending on February 28, 2026, in an amount not to exceed \$221,920, for a revised total agreement amount not to exceed \$972,616. Funding: \$221,920 is available in the Austin Public Health Department's Operating Budget Special Revenue Fund.

27. Authorize negotiation and execution of an interlocal agreement with Pflugerville Independent School District for the provision of startup costs for new pre-kindergarten classrooms for three year olds, to expand affordable high-quality early care and education for Austin/Travis County residents, for an initial five-month term ending on September 30, 2025, in an amount not to exceed \$134,400, with four 12-month extension options each in an amount not to exceed \$128,000, for a total contract amount not to exceed \$646,400. Funding: \$134,400 is available in the Austin Public Health Department's Operating Budget. Funding for the remaining years of the agreement is contingent upon available funding in future budgets.
28. Approve a resolution authorizing the submission of an application for, and acceptance of grant funding from, the State of Texas, Office of the Governor, Criminal Justice Division (OOG CJD) for the Go ATX Youth Project, and to designate the Director of the Austin Public Health Department as the official authorized to apply for, accept, reject, agree to, alter, or terminate the grant and the return of all lost or misused grant funds to OOG CJD. Funding: \$114,527 is available from State of Texas, Office of the Governor, Criminal Justice Division. A City funding match is not required.

Transportation and Public Works

29. Approve a resolution authorizing negotiation and execution of an Advance Funding Agreement with the Texas Department of Transportation for the Highway Safety Improvement Program traffic signal project at the South First Street and Ralph Ablanado Drive intersection for a total estimated project cost of \$933,649, with the City's share of the costs estimated to be \$292,604 plus any cost overruns. Funding: \$292,604 is available in the Capital Budget of the Transportation and Public Works Department, from the Vision Zero 2020 Bond and Signal Safety.

District(s): District 2

Item(s) from Council

30. 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.
31. Approve a resolution relating to the Sixth Street Safety Plan pilot program, including data collection and reporting, infrastructure and mobility improvements, parking and transportation coordination, and public safety and business regulation.
- Sponsors: Council Member Zohaib "Zo" Qadri, Mayor Kirk Watson, Council Member Ryan Alter, Council Member Paige Ellis, and Council Member José Velásquez
32. Approve an ordinance waiving or reimbursing certain fees related to The Collective Empowerment Project's Mentoring Matters Fashion Show Fundraiser that was held at the Asian American Resource Center on April 5, 2025.
- Sponsors: Council Member Natasha Harper-Madison, Council Member Krista Laine, Council Member Mike Siegel, Council Member José "Chito" Vela, and Council Member José Velásquez
33. Approve the waiver or reimbursement of certain fees related to the United By Our Roots

Coalition's 24th Annual Si Se Puede March Cesar Chavez March that was held at the Pan American Recreation Center on March 29, 2025.

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

Non-Consent

Eminent Domain

34. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Texas Interstate Highway Central Water/Wastewater Relocation project for the public use of water and wastewater improvements, requiring the acquisition of approximately 0.0093 of one acre (405 square feet) of a wastewater easement in three parts and approximately 0.0027 of one acre (118 square feet) of temporary working space easement, situated in the Santiago Del Valle Survey, Travis County Texas, being out of and a portion of Lot B, Oltorf Venture Addition, a subdivision of record in Volume 81, Page 336 of the Plat Records of Travis County, Texas, currently appraised at \$20,757 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 City of Austin Police Retirement System. The property is located at 2520 South Interstate Highway 35, Austin, Texas 78704. The general route of the project is Interstate Highway Frontage from Holly Street to Texas State Highway 71/Ben White Boulevard. Funding: \$20,757 is available in the Capital Budget of Austin Water.

District(s): District 3

10:30 AM - Austin Housing Finance Corporation Meeting

35. 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

36. Conduct a public hearing and consider a resolution authorizing and directing the Director of the Parks and Recreation Department to act on the City's behalf and to work with the Texas Parks and Wildlife Department in connection with the Outdoor Recreation Legacy Partnership Grants Program and to apply for a grant of up to \$7,500,000, to be matched by the City, to implement the Waterloo Greenway Conservancy's Vision Plan for Palm Park and to provide the amenities requested by the surrounding community. Funding: The Outdoor Recreation Legacy Partnership grant application does not have an immediate fiscal impact. If a grant is awarded, a City funding match of \$7,500,000 will be required and is available in the Capital Budget of the Parks and Recreation Department.

District(s): District 9

37. Conduct a public hearing and consider an ordinance repealing and replacing Article 9 (Property Maintenance Code) of City Code Chapter 25-12 (Technical Codes) to adopt the

- 2024 International Property Maintenance Code and local amendments and creating offenses. Funding: This item has no fiscal impact.
38. Conduct a public hearing and consider an ordinance repealing and replacing Article 12 (Energy Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Energy Conservation Code and local amendments, including provisions allowing for readiness for electric vehicles, electric appliances, and energy storage systems; and creating offenses. Funding: This item has no fiscal impact.
 39. Conduct a public hearing and consider an ordinance repealing and replacing Article 7 (Fire Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Fire Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.
 40. Conduct a public hearing and consider an ordinance repealing and replacing Article 11 (Residential Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Residential Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.
 41. Conduct a public hearing and consider an ordinance repealing and replacing Article 8 (Wildland-Urban Interface Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Wildland-Urban Interface Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.
 42. Conduct a public hearing and consider an ordinance repealing and replacing Article 6 (Plumbing Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 Uniform Plumbing Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.
 43. Conduct a public hearing and consider an ordinance repealing and replacing Article 14 (Swimming Pool and Spa Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Swimming Pool & Spa Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.
 44. Conduct a public hearing and consider an ordinance repealing and replacing Article 5 (Mechanical Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 Uniform Mechanical Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.
 45. Conduct a public hearing and consider an ordinance repealing and replacing Division 1 of Article 1 (Building Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Building Code and local amendments; and creating offenses; and repealing and replacing Article 10 (Existing Building Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Existing Building Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.

Sandra Culhane - Lifeguarding for COA

Corina Serrano – Lifeguarding

Zainab Haider - Free Speech

Nathalie Calles - At this given moment I am not sure what topic I would want to speak about as it is my first time ever participating at this event.

Henry Toy - A way to get more tourism and money for the city without raising taxes

Silver Whitemountain - Traffic again

Live Music

Poet Laureate – Zell Miller III

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

46. C14-2024-0112 - 5301 Martin Avenue - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5301 and 5303 Martin Avenue (Tannehill Branch Watershed). Applicant Request: To rezone 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. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Owner/Applicant: JEV Family LTD. Agent: Drenner Group, PC (Leah Bojo). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 4

47. C14-2024-0113 - 704 E. 53rd Street - Conduct a public hearing and approve 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). Applicant Request: To rezone 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. 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: JEV Family LTD. Agent: Drenner Group, PC (Leah Bojo). City Staff: Beverly Villela, Planning Department, 512-978-0740.

District(s): District 4

48. C14-2024-0114 - 5210 Bruning Ave - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 705 East 53rd Street and 5210 Bruning Avenue (Boggy Creek Watershed). Applicant Request: To rezone from community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-MU-V-CO-DB90-NP) combining district zoning. 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

49. 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

50. NPA-2024-0008.02 - 2967 Manor Road Revision - Conduct a public hearing and approve an ordinance amending Ordinance 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. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use, to remove the property from the MLK TOD Station Area Plan, and to change the boundary of MLK TOD Station Area Plan. 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

51. C14-2024-0107 - Manor Road Rezoning Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2967 Manor Road (Boggy Creek and Tannehill Branch Watersheds). Applicant Request: To rezone 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. Staff Recommendation: To grant general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-density bonus 90-neighborhood plan

(CS-DB90-NP) combining district zoning, with no reduction of the ground floor commercial requirement. Owner: 2967 Manor AGV, LLC. Applicant: Thrower Design, LLC (Victoria Haase). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 1; District 9

52. NPA-2024-0008.01 - 2600 East Martin Luther King, Jr. Boulevard - Conduct a public hearing and approve an ordinance amending Ordinance No. 20011129-67, the Rosewood 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 2600 East Martin Luther King, Jr. Boulevard (Boggy Creek Watershed) from Civic to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: CTMS Holdings, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 1

53. C14-2024-0111 - 2600 East Martin Luther King, Jr. Boulevard - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2600 East Martin Luther King, Jr. Boulevard (Boggy Creek Watershed). Applicant Request: To rezone from general office-vertical mixed use building-conditional overlay-neighborhood plan (GO-V-CO-NP) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: CTMS Holdings, LLC. Agent: Drenner Group, PC (Leah Bojo). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 1

54. NPA-2023-0005.01 - Montopolis-Fairway Mixed Use - Conduct a public hearing and approve an ordinance amending Ordinance No. 010927-05 the Montopolis 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 6202 and 6204 Caddie Street, 1600, 1604, 1606, 1608, 1610, 1612, and 1614 Montopolis Drive, and 6205, 6211, and 6215 Fairway Street (Country Club East Watershed) from Single Family and Civic to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owners/Applicants: 3rd Angle Developments, LLC & 1614 Montopolis, LLC (Ben S. Cobos). Agents: Thrower Design, LLC (Ron Thrower and Victoria Haase). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

55. C14-2024-0015 - Montopolis-Fairway Mixed Use - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6202 and 6204 Caddie Street, 1600, 1604, 1606, 1608, 1610, 1612, and 1614 Montopolis Drive, and 6205, 6211, and 6215 Fairway Street (Country Club East Watershed). Applicant Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning

and family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-vertical mixed use building-density bonus 90-neighborhood plan (GR-V-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-density bonus 90-neighborhood plan (GR-DB90-NP) combining district zoning. Owner/Applicant: 3rd Angle Developments LLC & 1614 Montopolis LLC (Ben S. Cobos). Agent: 3rd Angle Developments, LLC (Joshua Brunsmann). City Staff: Sherri Sirwaitis, Planning Department, 512-974-3057.

District(s): District 3

56. C14-2024-0158 - 2100 Polaris - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2100 Polaris Avenue (Little 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-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: SB-Polaris Property LLC (Zachary Greenky). Agent: Land Use Solutions (Michele Haussmann). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

57. C14-2024-0184 - 4930 South Congress - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4910 and 4930 South Congress Avenue (Williamson Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-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 and commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning and commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district zoning. Owner/Applicant: 4930 SOCO LLC (Colin Brothers). Agent: Drenner Group, PC (Drew Raffaele). City Staff: Nancy Estrada, 512-974-7617, Planning Department.

District(s): District 3

58. C14-2024-0167 - Airport & Koenig Tracts DB90 Rezoning - Parcel A - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 501 East Koenig Lane Service Road Eastbound, 629 East Koenig Lane, 600, 700, and 702 East 56th Street, and 5600, 5601 1/2, and 5608 1/2 Middle Fiskville Road (Tannehill Branch 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 general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-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: BUP 501 Austin Owner LLC (Victor Young, Phil Cattanach), Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 4

59. C14-2025-0021 - Goodnight Cowboy - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3120 Manor Road, Suite 3120 (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district zoning to commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district zoning. Owner/Applicant: 2522 Yale Realty LTD. Agent: Adam Rios. City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 1

60. C14-2024-0124 - 1109 South Lamar Boulevard - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1109 South Lamar Boulevard (West Bouldin Creek Watershed). Applicant Request: To rezone from commercial-liquor sales-vertical mixed use building-conditional overlay (CS-1-V-CO) combining district zoning to commercial-liquor sales-vertical mixed use building-conditional overlay-density bonus 90 (CS-1-V-CO-DB90) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant commercial-liquor sales-vertical mixed use building-conditional overlay-density bonus 90 (CS-1-V-CO-DB90) combining district zoning. Owner/Applicant: GSGB, LP. Agent: Drenner Group, PC (Leah Bojo). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 9

61. C14-2024-0164 - Club Corona - Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 10503 North Lamar Boulevard (Little Walnut Creek Watershed) from general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning to commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district zoning. First reading approved February 13, 2025. Vote: 10-0, Council Member Alter was off dais. Second reading approved March 6, 2025. Vote 11-0. Owner/Applicant: Ponce Noe Ramses. Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

62. 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

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.