



**Thursday, July 18, 2024**

The City Council will convene at 10:00 AM on Thursday, July 18, 2024 at Austin City Hall, 301 W. 2nd Street, Austin, TX and some members may be participating via videoconference



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

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

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

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

### **9:00 AM – Proclamations**

Proclamation – Disability Pride Day – To be presented by Council Member Natasha Harper-Madison.

Proclamation – Gun Safety Awareness Month – To be presented by Council Member Paige Ellis

Proclamation – Wildland Urban Interface Training Recognition Day – To be presented by Council Member Alison Alter

Proclamation – Grant for Technology Opportunities Program Recipients Day – To be presented by Council Member Vanessa Fuentes

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

#### **Consent Agenda**

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

1. Approve the minutes of the Austin City Council work session of May 14, 2024, special called of May 14, 2024, regular meeting of May 16, 2024, work session of May 28, 2024, and regular meeting of May 30, 2024.

##### **Austin Energy**

2. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a permanent electric transmission and distribution easement, consisting of approximately 0.0840 acre (3,658 square feet) of land generally located at 7008 South Interstate Highway 35, Austin, Texas 78745 and being the east ten feet of Lot 23, Block A, Circle S Ridge Section 1, a subdivision of record in Book 4, Page 285 of the Plat Records of Travis County, Texas, from Ronald L. Sims and Donna M. Sims, in an amount not to exceed \$106,839, including closing costs.
3. Authorize negotiation and execution of a contract with J.P. Morgan Securities LLC and other necessary and appropriate agreements to evaluate and facilitate the potential sale of the District Energy and Cooling system.

## **Austin Water**

4. Approve a resolution authorizing the City Manager to apply for a low-interest loan for up to \$446,842,000 from the United States Environmental Protection Agency's Water Infrastructure Finance and Innovation Act loan program for the Walnut Creek Wastewater Treatment Plant expansion and enhancements projects and authorizing payment of an application fee of \$100,000.

## **Communications and Technology Management**

5. Authorize negotiation and execution of an interlocal agreement with the Greater Austin Area Telecommunications Network Agency for the City to perform network operations management services.

## **Development Services**

6. Approve an ordinance waiving or reimbursing certain development fees in an amount not to exceed \$62,504 for the redevelopment of the Mexic-Arte Museum at 419 Congress Avenue.
7. Approve an ordinance amending City Code Chapter 4-2 (Alarm Systems) relating to alarm system regulations, authorizing director discretion for fee waivers, and changing references in the Chapter.

## **Economic Development Department**

8. Authorize negotiation and execution of an agreement with Melissa Borrell Design for artwork for the Givens Park Aquatics Facility Art in Public Places Project for a total amount not to exceed \$170,000.
9. Approve a resolution nominating St. David's Healthcare Partnership, L.P., LLP (St. David's), located at 919 East 32nd Street, 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.

District(s): District 9

10. Authorize negotiation and execution of an agreement with artist Rudy Herrera for artwork for the Canyon Creek Austin Fire Department/Austin-Travis County Emergency Medical Services Station Project, for a total contract amount not to exceed \$240,000.

District(s): District 10

11. Authorize negotiation and execution of an agreement with artist Adrian Aguilera and Betelhem Makkonen, for artwork for the Davenport Austin Fire Department/Austin-Travis County Emergency Medical Services Station Project, for a total contract amount not to exceed \$196,000.

District(s): District 10

12. Authorize negotiation and execution of a contract with RE:site studio for artwork for the Goodnight Ranch Austin Fire Department/Emergency Medical Services Station Project, in an

amount not to exceed \$240,000.

District(s): District 2

13. Authorize negotiation and execution of a contract with AUS Radiant Productions, LLC for artwork for the Terminal/Apron Expansion and Improvement Project at Austin-Bergstrom International Airport, Art in Public Places Phase IIb Project, in an amount not to exceed \$1,000,000.
14. Approve an ordinance amending Ordinance No. 20230223-164, which approved the Austin Downtown Public Improvement District Service and Assessment Plan and Budget Update for Fiscal Year 2024, to modify spending by category.
15. Authorize the use of up to \$5,100,000 of proceeds from bonds approved by voters in 2018 under Proposition B (Libraries, Museums & Cultural Arts Facilities) by the Austin Economic Development Corporation for cultural trust projects and real estate transactions, subject to final allocation as determined by the Austin Economic Development Corporation Board of Directors.

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

### **Financial Services**

16. Approve a resolution to appoint Mayor Kirk Watson as Chairman of the Board of Directors of Tax Increment Reinvestment Zone Number 20 (Colony Park Sustainable Community).
17. Approve an ordinance suspending a rate increase proposed by Texas Gas Service for natural gas services.
18. Approve an ordinance approving the Whisper Valley Public Improvement District 2024 Annual Service Plan Update and declaring an emergency.

District(s): District 1

19. Approve an ordinance approving the Indian Hills Public Improvement District 2024 Annual Service Plan Update and declaring an emergency.

District(s): District 1

20. Approve an ordinance approving the Estancia Hill Country Public Improvement District 2024 Annual Service Plan Update and declaring an emergency.

District(s): District 5

21. Approve a resolution declaring the City's official intent to reimburse itself from proceeds of tax-exempt general obligation debt in the total amount of \$121,000,000. Related to Item #22.

22. Approve an ordinance amending the Fiscal Year 2023-2024 Financial Services Department's Capital Budget (Ordinance No. 20230816-008) to increase appropriations by \$121,000,000 for Colony Park infrastructure. Related to Item #21.

23. Approve a resolution directing the publication of an Official Notice of Intention to Issue \$22,160,000 City of Austin, Texas, Combination Tax and Surplus Revenue Certificates of

Obligation, Series 2024.

24. Authorize negotiation and execution of an interlocal agreement, and all other documents necessary or desirable, with the Austin Public Facilities Corporation to make improvements to the property located at 712 East Huntland Drive for a total amount not to exceed \$41,750,000. Related to Item #59.

### **Financial Services- Contracts**

25. Authorize negotiation and execution of ten professional services contracts for engineering services for the 2024 Large Scale Water and Wastewater Facilities Engineering Services Rotation List with Jacobs Engineering Group, Inc.; Kennedy Jenks Consultants, Inc.; CDM Smith, Inc.; CAS Consulting and Services, Inc.; Hazen & Sawyer DPC; HDR Engineering, Inc.; AECOM Technical Services, Inc.; Carollo Engineers, Inc.; Freese & Nichols, Inc.; and CP&Y, Inc., d/b/a STV Infrastructure, for total contract amounts not to exceed \$38,500,000.00, divided among the firms.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 8.05% MBE and 2.36 WBE participation].

26. Authorize execution of a contract for construction services for the Longhorn Dam Safety Improvements project with Jay-Reese Contractors, Inc., in the amount of \$3,531,000, plus a \$353,100 contingency, for a total contract amount not to exceed \$3,884,100.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 2.36% MBE and 0.89%% WBE participation].

District(s): District 3

27. Authorize negotiation and execution of a contract for a technology service solution including support with Creative Enterprise Solutions, LLC d/b/a Beyond20, for up to five years for a total contract amount not to exceed \$1,200,000.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

28. Authorize the execution of a contract for sodium bisulfite totes with Kinetic Motorwerks, LLC, for up to five years for a total contract amount not to exceed \$910,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

29. Authorize execution of a contract for commercial-grade anhydrous ammonia with Shrieve Chemical Company, LLC, for up to five years for a total contract amount not to exceed

\$2,000,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established. However, the recommended contractor identified subcontracting opportunities].

- 30.** Authorize negotiation and execution of a contract for consulting services to develop the Austin Water 2028 Strategic Plan with Blue Sky Incubators LLC d/b/a Blue Sky Partners, for a term of two years in an amount not to exceed \$150,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

- 31.** Authorize execution of three contracts for transmission insulators and hardware with Techline Inc., KBS Electrical Distributors Inc., and Wesco Distribution, Inc. d/b/a Hi-Line Utility Supply Co, LLC, each for up to five years for total contract amounts not to exceed \$63,500,000, divided among the contractors.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods required for this solicitation, there were no subcontracting opportunities, therefore, no subcontracting goals were established].

- 32.** Authorize negotiation and execution of an amendment to a contract for continued purchase of A10 Networks products and services, including hardware replacement and software support, with Innovation Network Technologies Corporation d/b/a InNet to increase the amount by \$1,600,000 and to extend the term by one year for a revised total contract amount not to exceed \$2,293,000.

[Note: This contract was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods and services required for this contract, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

- 33.** Authorize execution of a contract for the Indefinite Deliver/Indefinite Quality Stormwater Infrastructure Improvements - Closed Systems Project with Facilities Rehabilitation, Inc. in the amount of \$7,500,000 for a term up to four years.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 98.35% MBE and 1.65% WBE participation].

- 34.** Authorize execution of a contract for construction services for the Bull Creek Basin Wastewater Renewal - Cast-In-Place Pipe project with DeNucci Constructors, LLC in the amount of \$6,854,549 plus a \$685,455 contingency for a total contract amount not to exceed \$7,540,004.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals, with 13.96% MBE and 0.82% WBE participation].

District(s): District 10

35. Authorize execution of a contract for construction services for the Williamson Creek Phase 1-Brassiewood Drive and Creekwood Drive Bypass Storm Drain Improvement project with Cash Construction Company, Inc., in the amount of \$2,253,322, plus a \$225,332 contingency, for a total contract amount not to exceed \$2,478,654.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through achievements of Good Faith Efforts with 6.62% MBE and 0.17% WBE participation].

District(s): District 2

36. Authorize execution of a contract for construction services for the Kellam Road Water Pipeline Renewal project with Cedar Hills Construction, LLC, in the amount of \$1,181,531 plus a \$118,153 contingency, for a total contract amount not to exceed \$1,299,684.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 6.72% MBE and 0.91% WBE participation].

District(s): District 2

37. Authorize execution of a contract for construction services for the Burrell Drive Wastewater Improvements project with Facilities Rehabilitation, Inc., in the amount of \$2,405,580, plus a \$240,558 contingency for a total contract amount not to exceed \$2,646,138.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 98.41% MBE and 1.59% WBE participation].

District(s): District 4

38. Authorize execution of a contract for construction services for the Waller Creek Center Parking Garage Renewal project with RS Ellis, Inc., d/b/a Southwest Corporation, in the amount of \$1,356,528, plus a \$135,652 contingency, for a total contract amount not to exceed \$1,492,180.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 1.17% MBE and 0.72% WBE participation].

District(s): District 9

39. Authorize execution of a contract for the Johnny Morris/Highway 290 Area Water Line Extensions project with Cash Construction Company, Inc., in the amount of \$1,929,742, plus a \$192,974 contingency, for a total contract amount not to exceed \$2,122,716.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 1.76% MBE and 3.10% WBE participation].

District(s): District 1

40. Authorize negotiation and execution of an amendment to the contract for engineering services for the Corridor Improvements Consultant Project with HDR Engineering, Inc., to increase the amount by \$4,000,000, for a revised total contract amount not to exceed \$77,500,000.

[Note: This contract was awarded in compliance with City Code 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program). Current participation to date is 15.36% MBE and 11.42% WBE].

41. Authorize negotiation and execution of a professional services contract for engineering services for AUS Building Commissioning Services with Arup US, Inc., in an amount not to exceed \$24,000,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 15.00% MBE and 5.00% WBE participation].

District(s): District 2

42. Authorize negotiation and execution of a job order assignment for the 10803 Platt Lane Building Rehabilitation with Jamail & Smith Construction LP, for a total amount not to exceed \$1,293,599.

[This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 5.73% MBE and 1.31% WBE participation.]

District(s): District 2

43. Authorize negotiation and execution of a contract for cloud cross connect subscription services with Equinix Inc., for a term of one year in an amount not to exceed \$175,000.

[Note: This contract is exempt from City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

44. Authorize execution of a contract for airfield lighting and fixture replacement parts with Global Access Supply, Inc., for up to five years for a total contract amount not to exceed \$1,000,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

District(s): District 2



45. Authorize negotiation and execution of a contract for forensic science instruments and accessories with Fisher Scientific Company, LLC d/b/a Fisher Scientific, for a total contract amount not to exceed \$158,493.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

46. Authorize negotiation and execution of a contract for Oracle software licensing, software maintenance, cloud services, and professional services with RFD & Associates, Inc., for up to five years for a total contract amount not to exceed \$20,000,000.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods and services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

47. Authorize negotiation and execution of a contract for a quality-of-life study of Austin's aging population with the University of Indianapolis Center for Aging and Community, for a term of eighteen months in an amount not to exceed \$300,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established. However, the recommended contractor identified subcontracting opportunities].

48. Authorize negotiation and execution of a contract for community spay and neuter services with Greater Good Charities, for up to five years for a total contract amount not to exceed \$4,600,000.

[Note: Professional service contracts are exempt from the City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

49. Authorize negotiation and execution of a contract for mobile devices and stationary radio communications equipment with GTS Technology Solutions Inc., for up to five years for a total contract amount not to exceed \$5,000,000.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

50. Authorize negotiation and execution of a contract for mail machine rental and maintenance with Quadient, Inc., for up to five years for a total contract amount not to exceed \$380,000.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with

City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods and services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

District(s): District 3

51. Authorize negotiation and execution of a contract for building automation maintenance with Way Service Ltd, for up to five years for a total contract amount not to exceed \$1,000,000.

[Note: Sole source contracts are exempt from the City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

District(s): District 9

52. Authorize negotiation and execution of a contract for consulting services related to Austin Convention Center redevelopment with Conventional Wisdom Corp., for up to five years for a total contract amount not to exceed \$4,300,000.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

53. Authorize negotiation and execution of a contract for media equipment and cloud storage services with SnapStream Media, Inc., for a term of five years in an amount not to exceed \$164,500.

[Note: Sole source contracts are exempt from the City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

54. Authorize negotiation and execution of an amendment to a contract for continued VMRay TotalInsight software with SHI-Government Solutions Inc. d/b/a SHI, to increase the amount by \$300,000 for a revised total contract amount not to exceed \$369,700.

[Note: This contract was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this contract, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

55. Authorize negotiation and execution of an amendment to the contract for the Colony Park and Givens District Park Aquatic Facilities project with Flintco, LLC, in the amount of \$500,000 for a total contract amount not to exceed \$20,800,000.

[Note: This contract was awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program). Current participation for construction phase services is 3.48% MBE and 0.09% WBE.

District(s): District 1

56. Authorize negotiation and execution of a contract for preconstruction and construction

services for the Airport Expansion and Development Program Utility Infrastructure Campus Wide project with Sundt/Archer Western, a Joint Venture, for a total contract amount not to exceed \$120,000,000.

[Note: This contract will be awarded in compliance with the requirements of 49 CFR Part 26 (Disadvantaged Business Enterprise Program) and City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 9.89% DBE participation].

District(s): District 2

57. Authorize negotiation and execution of a contract for design, installation, implementation, and staffing of a virtual ramp control system with Saab, Inc. d/b/a Saab, for up to ten years for a total contract amount not to exceed \$45,000,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the goods and services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no solicitation goals were established. However, the recommended contractor identified subcontracting opportunities].

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

58. Authorize negotiation and execution of a 3-year lease agreement with 1106 Smith Rd LLC for approximately 6,298 square feet of warehouse and office space located at 1106 Smith Road, Suites 105 and 106, together with two, 1-year extension options, for a total amount not to exceed \$668,739.

District(s): District 3

59. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 5.82 acres (253,562 square feet), including a 102,593-square-foot office building and a parking area for approximately 497 vehicles, being portions of Lots 3A and 3B, Five Point Nine Two Limited Subdivision, a subdivision of record in Volume 50, Page 43 of the Plat Records of Travis County, Texas, and located at 712 East Huntland Drive, Austin, Texas 78752, from Parmer Midtown, LLC, for a total amount not to exceed \$23,270,425 including closing costs. Related to Item #24.

District(s): District 4

60. Authorize negotiation and execution of all documents and instruments necessary and desirable to acquire in fee simple approximately 1.034 acre (45,046 square feet) of land located at 11202 Pearce Lane, Del Valle, Texas 78617 and being Lot 16, in Block L, of Timber Creek Section 2 according to the plat recorded in Volume 55, Page 13, Plat Records of Travis County, Texas, from Mr. Nazir Ahmad, for an amount not to exceed \$278,821 including estimated closing costs.
61. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a conservation easement over and across approximately 19.779 acres situated in the Martin James Survey, Abstract No. 259, of Hays County, Texas, being a portion of that tract of land as conveyed to Charles Richard Stark by warranty deed recorded in Volume 229, Page 623 of the Deed Records of Hays County, Texas and located on both sides of Barton

Creek at 3400 Bell Springs Road, Dripping Springs, Hays County, Texas 78620, from Charles Richard Stark and Susan Stark, for a total amount not to exceed \$1,050,000 including closing costs.

### **Homeland Security & Emergency Management**

62. Approve an ordinance accepting Federal Emergency Management Public Assistance grant funds from the Texas Department of Emergency Management and amending the Fiscal Year 2023-2024 Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to appropriate funding in the amount of \$25,750,310 for Winter Storm Mara and COVID-19 expenses.

### **Housing**

63. Authorize the Urban Renewal Agency of the City of Austin (URA) to negotiate and execute all documents, agreements, and instruments necessary or desirable with a qualified applicant to develop a mixed-use project, including affordable housing and other community benefits, on approximately 2.02 acres of land within the East 11th and 12th Streets Urban Renewal Plan area located at or near the 900 and 1100 blocks of East 11th Street, Austin, Texas 78702.

District(s): District 1

64. Approve a resolution adopting the City's Fiscal Year 2024-2029 Consolidated Plan, which is used to obtain grant funds distributed by the U.S. Department of Housing and Urban Development, authorizing the City Manager to submit grant applications and certifications, and to take other actions necessary to secure grant funds.
65. Approve a resolution amending the City's Citizen Participation Plan that describes how the City will approach encouraging community members to participate in the development of the City's federal reports, including the Consolidated Plan, the Action Plan, and the Consolidated Annual Performance and Evaluation Report, that are required to obtain grants from the U.S. Department of Housing and Urban Development.

### **Law**

66. Approve a settlement in Edward Gonzalez v. City of Austin, Cause No. D-1-GN-23-001759 in the 98th Judicial District, Travis County, Texas.
67. Approve a settlement in Maria Madrigal & Juan Antonio Cano v. the City of Austin, Texas, Cause No. D-1-GN-20-004119 in the 345th District Court, Travis County, Texas.
68. Authorize negotiation and execution of an amendment to the legal services agreement with Olson & Olson, LLP for representation in McMiller v. City of Austin, Cause No. D-1-GN-17-002576 in the 353rd Judicial District, Travis County, Texas, in the amount of \$60,000 for a total contract amount not to exceed \$191,000.
69. Approve an ordinance establishing classifications and positions in the classified service of the Emergency Medical Services Department, creating and eliminating certain positions, and repealing Ordinance No. 20230816-011 relating to the Emergency Medical Services

Department classifications and positions.

70. Approve an ordinance readopting Ordinance No. 20240530-171 related to rules and procedures for City Council meetings, public hearings, and appeals and deleting Part 2 of the Ordinance.

### **Library**

71. Authorize negotiation and execution of an interlocal agreement with Travis County for the provision of security services at the Austin Public Library for an initial 12-month term in the amount of \$40,000, with up to four 12-month renewal options, each in the amount of \$40,000, for a total agreement amount not to exceed \$200,000.

### **Management Services**

72. Approve execution of an amendment to the meet and confer agreement with the Austin EMS Association concerning the integration of the Office of the Chief Medical Officer into the Emergency Medical Services Department and relating to wages, hours, and terms and conditions of employment for certain employees of the Emergency Medical Services Department.
73. Authorize negotiation and execution of a partnership agreement with Travis County to work together to meet the objectives of a United States Environmental Protection Agency Climate Pollution Reduction Implementation Grant to reduce greenhouse gases from municipal facilities.

### **Police**

74. Approve a resolution approving the appointment of members of the police reserve force.
75. Authorize the negotiation and execution of an interlocal agreement with Arizona State University to complete research and assessment activities for the Austin Police Department Victims of Crime Act Project for a term of one year, with an option to renew for an additional one-year term, for a total agreement amount not to exceed \$50,000.

### **Public Health**

76. Approve an ordinance amending the Fiscal Year 2023-2024 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to accept and appropriate \$155,610 in grant funds from AmeriCorps National for the Public Health AmeriCorps Program.
77. Authorize negotiation and execution of Amendment No. 4 to the agreement with Locks Arm for Life to provide a safe gun storage campaign, to add funding in an amount not to exceed \$100,000 for the term beginning July 1, 2024, and add four 12-month extension options each in an amount not to exceed \$180,000, for a revised total agreement amount not to exceed \$1,180,000.
78. Approve an ordinance amending the Fiscal Year 2023-2024 Austin Public Health Department

Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to accept and appropriate \$241,726 in additional grant funds from the Texas Department of State Health Services and the Centers for Disease Control and Prevention for the Integrated HIV Programs for Health Departments to Support Ending the HIV Epidemic in the United States.

79. Authorize negotiation and execution of an agreement with Central Texas Food Bank to provide shelf stable foods and fresh fruits and vegetables for the Neighborhood Services Unit Home Delivery Program, for an initial 12-month term beginning October 1, 2024, with three 12-month extension options, each in an amount not to exceed \$462,107, for a total agreement amount not to exceed \$1,848,428.
80. Authorize negotiation and execution of Amendment No. 4 to the agreement with ASHwell for the provision of HIV-related medical and support services to add one-time funding in an amount not to exceed \$239,585 to the 12-month term ending on February 28, 2025, for a revised total agreement amount not to exceed \$1,698,470.
81. Authorize negotiation and execution of Amendment No. 5 to the agreement with Central Texas Community Health Center d/b/a CommUnityCare to enhance and support local HIV-related prevention services for a 12-month term ending on July 31, 2025, in an amount not to exceed \$71,008, with three 12-month extension options each in an amount not to exceed \$71,008, for a total agreement amount not to exceed \$770,026.
82. Authorize negotiation and execution of Amendment No. 4 to the agreement with AIDS Healthcare Foundation to enhance and support local HIV-related prevention services for an initial 12-month term ending on July 31, 2025 in an amount not to exceed \$80,071, with three 12-month extension options each in an amount not to exceed \$80,071, for a total agreement amount not to exceed \$704,628.
83. Approve an ordinance amending the Fiscal Year 2023-2024 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to accept and appropriate \$486,203 in grant funds from the Texas Department of State Health Services for disease surveillance and reporting.

### **Transportation and Public Works**

84. Approve an ordinance vacating approximately 0.0246 acre (1,074 square feet) of developed right-of-way, being a 20-foot-wide alley abutting 64 ½ Rainey Street and Lot A, Rainey River Addition, and dedicating the property for parks and recreational purposes.

District(s): District 9

85. Approve an ordinance vacating approximately 0.3158 acre (13,760 square feet) of developed right-of-way to Johnson Special Land, LTD. and the State of Texas, being that certain right-of-way known as Middle Fiskville Road, traversing north from East 56th Street to East Koenig Lane.

District(s): District 4

86. Approve an ordinance vacating approximately 0.1609 acre (7,009 square feet) of developed right-of-way to the Board of Regents of the University of Texas System and the Catholic Diocese of Austin, being that certain 20-foot-wide alley situated in the Louis Horst's

Subdivision, Outlot No. 21, Division "D" as shown on a plat recorded in Volume Z, Pages 594 and 613 of the Plat Records of Travis County, Texas, traversing north from 20th Street to 21st Street and abutting 2001-2015 Whitis Avenue and 2000-2010 University Avenue.

District(s): District 9

### Item(s) from Council

87. 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.
88. Approve a resolution directing the City Manager to create a feasibility study on the establishment of a public bank and report back to Council.  
Sponsors: Council Member Zohaib "Zo" Qadri, Council Member Ryan Alter, Council Member Vanessa Fuentes, and Council Member José "Chito" Vela
89. Approve a resolution directing the City Manager to initiate the process to amend Ordinance No. 20201210-061 to eliminate the street impact fee for childcare facilities.  
Sponsors: Council Member Alison Alter, Council Member Ryan Alter, Council Member Vanessa Fuentes, and Council Member José Velásquez
90. Approve a resolution related to preserving existing housing units and initiating amendments to City Code Title 25 (Land Development) to modify the preservation bonus allowed when constructing two housing units (two-unit and duplex residential uses) and three housing units (three-unit residential use).  
Sponsors: Council Member Ryan Alter, Council Member José Velásquez, Mayor Pro Tem Leslie Pool, Mayor Kirk Watson, and Council Member Zohaib "Zo" Qadri
91. Approve a resolution relating to community benefits for density bonus programs and initiating amendments to Title 25 (Land Development) to create a density bonus program for the Planned Development Agreement (PDA) zoning district.  
Sponsors: Council Member Natasha Harper-Madison, Council Member Zohaib "Zo" Qadri, Council Member Ryan Alter, Council Member José "Chito" Vela, and Mayor Pro Tem Leslie Pool
92. Approve a resolution relating to safety barriers at medical facilities and initiating amendments to City Code, including Title 25 (Land Development), to prevent vehicle crashes at medical facilities.  
Sponsors: Council Member Mackenzie Kelly, Council Member José "Chito" Vela, Council Member Vanessa Fuentes, and Council Member Ryan Alter
93. Approve a resolution related to a comprehensive climate implementation program and comprehensive bond package program for a general obligation bond election to occur no later than November 2026.  
Sponsors: Mayor Kirk Watson, Council Member Paige Ellis, Council Member Natasha Harper-Madison, Mayor Pro Tem Leslie Pool, Council Member Zohaib "Zo" Qadri, Council Member Ryan Alter, Council Member José "Chito" Vela, and Council Member José Velásquez
94. Approve a resolution initiating amendments to the North Burnet/Gateway Regulating Plan and initiating rezoning for the property located at or near 11501 Burnet Road.

**Sponsors:**

Mayor Pro Tem Leslie Pool, Council Member Paige Ellis, Council Member Zohaib "Zo" Qadri, and Council Member José "Chito" Vela

**Item(s) to Set Public Hearing(s)**

95. Set a public hearing to consider a resolution to reauthorize the East Sixth Street Public Improvement District. (Suggested date: August 29, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, Texas).

**Non-Consent**

**Discussion and Possible Action**

96. Discussion and recommendation regarding proposed charter amendments to appear on the November 2024 ballot.

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

97. The Mayor will recess the City Council meeting to conduct a Board of Directors' Meeting of the Austin Housing Finance Corporation. Following adjournment of the AHFC Board meeting the City Council will reconvene.

**10:30 AM - Tax Increment Financing Reinvestment Zone #20**

98. The Mayor will recess the City Council meeting to conduct a Tax Increment Financing Board of Directors' meeting. Following adjournment of the TIF meeting the City Council will reconvene.

**Public Hearings and Possible Actions**

99. Conduct a public hearing and consider an ordinance amending City Code Title 25 to establish boundaries for new zoning districts located in the area commonly known as the South Central Waterfront; creating a new zoning district and modifying related site development regulations and compatibility standards; creating a new zoning district for density bonus that includes granting additional floor-to-area ratio in exchange for providing community benefits; and initiating zoning and rezoning and necessary neighborhood plan amendments for eligible properties located within the boundaries of the new zoning districts.
100. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) related to development regulations applicable to residential re-subdivisions and development regulations and applications for multi-family residential site development of five to sixteen units.
101. Conduct a public hearing and consider an ordinance setting the assessment rate and approving the 2025 assessment roll for the Downtown Public Improvement District. Related to Item #123.
102. Conduct a public hearing and consider an ordinance amending City Code Sections 25-1-83 and 25-4-61 relating to preliminary plan application requirements and waiving requirements



of City Code Sections 25-1-501 and 25-1-502 relating to initiation and review of code amendments.

- 103.** Conduct a public hearing and consider an ordinance amending City Code Title 30 (Land Development) related to subdivision regulations; and waiving requirements of City Code Sections 30-1-481 and 30-1-482 relating to initiation and review of code amendments.
- 104.** Conduct a public hearing and approve an ordinance approving project and financing plans for Tax Increment Reinvestment Zone No. 20 (TIRZ No. 20); amending Ordinance No. 20221103-026 to amend the termination provision and the tax increment for TIRZ No. 20; repealing duplicate Ordinance No. 20221103-004; and providing for emergency passage.
- 105.** Conduct a public hearing and consider an ordinance to repeal and replace parts of Ordinance Nos. 20071018-008, 20101104-046, 20191114-068 and 20210304-079 to update the local incentives the City may provide under the Texas Enterprise Zone Program, Texas Government Code Chapter 2303.
- 106.** Conduct a public hearing and consider an ordinance approving a Land Development Standards Interlocal Agreement with Round Rock Independent School District and authorizing the City Manager to execute the agreement.
- 107.** Conduct a public hearing and consider an ordinance approving a Land Development Standards Interlocal Agreement with Eanes Independent School District and authorizing the City Manager to execute the agreement.

*District(s):* District 8; District 10
- 108.** Conduct a public hearing and consider an ordinance approving a Land Development Standards Interlocal Agreement with Leander Independent School District and authorizing the City Manager to execute the agreement.

*District(s):* District 6; District 10
- 109.** Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a multi-family residential building at 506 West Avenue within the 25-year and 100-year floodplains of Shoal Creek.

*District(s):* District 9
- 110.** Conduct a public hearing and consider an ordinance setting the assessment rate and approving the 2025 assessment roll for the East Sixth Street Public Improvement District. Related to Item #122.

*District(s):* District 9
- 111.** Conduct a public hearing and consider an ordinance setting the assessment rate and approving the 2025 assessment roll for the South Congress Preservation and Improvement District. Related to Item #124.

*District(s):* District 9
- 112.** Conduct a public hearing and consider a resolution related to an application by Travis Park Preservation LLC, or an affiliated entity, for housing tax credits for the acquisition and

rehabilitation of a multifamily development to be financed through the private activity bond program to be known as Travis Park Apartments located within the City at or near 1110 East Oltorf Street, Austin, Texas 78704.

113. Conduct a public hearing and consider an appeal by Voltera Power, LLC regarding the Planning Commission's decision to deny a conditional use permit for Voltera - 2730 Cesar Chavez, 2730 E. Cesar Chavez St. (SP-2023-0310C).

District(s): District 3

114. Conduct a public hearing and consider an appeal by Voltera Power, LLC regarding the Planning Commission's decision to deny a conditional use permit and a compatibility waiver for Voltera - 2711 Cesar Chavez, 2711 E. Cesar Chavez St. (SP-2023-0311C).

District(s): District 3

115. Conduct a public hearing and consider an ordinance regarding Undine, LLC's proposal to increase water and wastewater rates for its customers located in the City's corporate limits in the area known as Greenshores of Lake Austin.

116. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new zoning district for a density bonus program focused on preserving and creating creative spaces and performance venues that includes, at a minimum, modified site requirements in exchange for preserving or creating creative spaces or performance venues or paying fees-in-lieu that would preserve or create creative spaces and performance venues; and initiating amendments to City Code Title 25 (Land Development) to create a subdistrict within the area subject to the Downtown Density Bonus Program that would apply to the area known as the Red River Cultural District.

117. Conduct a public hearing and consider an ordinance amending City Code Section 25-2-652 to revise regulations applicable to the density bonus 90 (DB90) combining district.

118. Conduct a public hearing and consider an ordinance amending Ordinance No. 20170518-070 to authorize the addition of a new neighborhood, the Springwoods Park Neighbors Neighborhood Association, to the Restricted Front and Side Yard Parking Area Map in accordance with City Code Section 12-5-29.

District(s): District 6

119. Conduct a public hearing and consider an ordinance designating the Central Austin Combined Neighborhood Planning Area as an area in which additional regulations will be applied to mobile food establishments in accordance with City Code Section 25-2-812.

District(s): District 9

120. Conduct a public hearing and consider an ordinance amending City Code Title 25 to establish boundaries for new zoning districts located in the vicinity commonly known as the South Central Waterfront; creating a new zoning district and modifying related site development regulations and compatibility standards; creating a new zoning district for density bonus that includes granting additional floor-to-area ratio in exchange for providing community benefits; and initiating zoning and rezoning and necessary neighborhood plan amendments for eligible properties located within the boundaries of the new zoning districts.

121. Conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 to consider a resolution authorizing permanent and temporary changes of use of dedicated parkland, known as Waller Beach at Town Lake Metro Park, to allow Austin Energy to use approximately 13,116 square feet of parkland for subterranean electric duct bank and approximately 10,973 square feet of parkland for staging, access, and a temporary work area.

District(s): District 9

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

122. Approve an ordinance approving the East Sixth Street Public Improvement District Service and Assessment Plan and Budget for 2025 and declaring an emergency. Related to Item #110.

District(s): District 9

123. Approve an ordinance approving the Austin Downtown Public Improvement District Service and Assessment Plan and Budget update for 2025 and declaring an emergency. Related to Item #101.

124. Approve an ordinance approving the South Congress Preservation and Improvement District Service and Assessment Plan and Budget update for 2025 and declaring an emergency. Related to Item #111.

District(s): District 9

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

Nora Lieberman - TBD

Elior Amar - Jewish life in Austin

Salman Khan - Spain/Israel

Ruth Chlebowski - Israel Gaza war

Yesenia Cornejo - UNITE HERE Airport Concessions workers wage increase

Courtney Toretto - Kindness/Community Healing/Antisemitism

Holly Firestone - Israel-Palestine and COA

Maya Ashkenazi - The call for intifada and how it will impact Austin safty

Glenn Towery - Austin Veteran's Arts Festival

Bobby Marks - Traffic on Soco

#### **Live Music**

Matthew Brodnax

### **Executive Session**

125. Discuss legal issues related to Save our Springs Alliance, Inc. v. City of Austin et al., Cause No. D-1-GN-24-003200, in the 345th District Court, Travis County, Texas (Private consultation with legal counsel - Section 551.071 of the Texas Government Code).
126. Discuss legal issues related to ballot language and other legal matters concerning a November 2024 charter amendment election (Private consultation with legal counsel - Section 551.071 of the Texas Government Code).

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

127. NPA-2023-0015.05.SH - 1702 Deloney Street - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11 the East MLK Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 1702 Deloney Street (Tannehill Branch Watershed) from Single Family to Multifamily Residential land use. Staff and Planning Commission Recommendation: To grant Multifamily Residential land use. Owner/Applicant: 1702 Deloney LLC. Agent: Drenner Group, PC (Leah Bojo). City Staff: Tyler Tripp, Planning Department, (512) 974-3362.

District(s): District 1

128. C14-2023-0141.SH - 1702 Deloney Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1702 Deloney Street (Tannehill Branch Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning. Owner/Applicant: 1702 Deloney, LLC. Agent: Drenner Group, PC (Leah Bojo). City Staff: Jonathan Tomko, 512-974-1057, Planning Department.

District(s): District 1

129. C14H-2023-0137 - Sinnigson House - Approve third reading of an ordinance amending City Code Title 25 by rezoning a portion of the property locally known as 1100 East 2nd Street, Unit A (Waller Creek Watershed). Historic Landmark Commission (Applicant) Request: To rezone the front house on the property 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 and Planning Commission Recommendation: To grant family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning on a portion of the property. First Reading approved on January 18, 2024. Vote 10-1-0. Council Member Ellis voted against. Second Reading approved on May 2. Vote 9-2-0. Council Members Ellis and Kelly voted against. Owner: Pecan Properties, LLC (owner-opposed). Agent: Joshua Brunsmann. Applicant: Historic Landmark Commission. City Staff: Kalan Contreras, Planning Department.

District(s): District 3

**130.** C14-2023-0106 - LL Braker - Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 11209 Metric Boulevard (Little Walnut Creek Watershed). Applicant Request: To rezone from limited industrial service (LI) district zoning to limited industrial service-planned development area (LI-PDA) combining district zoning. First Reading approved April 4, 2024. Vote: 10-0, Council Member Alison Alter off dais. Second Reading approved as amended May 30, 2024. Vote 10-0, Council Member Alison Alter absent. Owner/Applicant: B9 SEQUOIA BRAKER OWNER LP by Link Logistics Real Estate Management LLC (Andrew Beck). Agent: Jackson Walker LLP (Henry Gilmore). City Staff: Sherri Sirwaitis, 512-974-3057. District 4.

**131.** NPA-2023-0015.03 - 6605 Regiene Road - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11 the East MLK Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 6605 Regiene Road (Boggy Creek Watershed) from Industry to Major Planned Development land use. Staff Recommendation and Planning Commission Recommendation: To grant Major Planned Development land use. Owner/Applicant: Regiene Holdings, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 1

**132.** C14-2024-0021 - 6605 Regiene Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6605 Regiene Road (Boggy Creek Watershed) from limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner/Applicant: Regiene Holdings, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 1

**133.** C14-2024-0061 - 2900 Oak Springs Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2900 Oak Springs Drive (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Owner/Applicant: 2900 Oak Springs Horizontal Investors, LP (Michael Bernstein). Agent: Thrower Design LLC (Ron Thrower and Victoria Haase). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 1

**134.** C14-2024-0059 - 1809 W. 35th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1809 West 35th Street (Shoal Creek Watershed). Applicant Request: To rezone from limited office-mixed

use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning to limited office-mixed use-conditional overlay-density bonus 90-neighborhood plan (LO-MU-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited office-mixed use-conditional overlay-density bonus 90-neighborhood plan (LO-MU-CO-DB90-NP) combining district zoning. Owner/Applicant: MEA Real Estate Ventures, LLC (Mehrdad Ebrahimi). Agent: Throwing Design LLC (Ron Throwing and Victoria Haase). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 10

135. C14-2024-0068 - We Are Blood - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4303 Marathon Boulevard (Waller Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to general office-mixed use (GO-MU) combining district zoning. Staff Recommendation: To grant general office-mixed use (GO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Owner/Applicant: We Are Blood (Arlin Hall, CFO). Agent: Winstead PC (Micah King). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

136. NPA-2024-0030.01 - 1500 W. Stassney Lane - Conduct a public hearing and approve an ordinance amending Ordinance No. 20141106-085 the South Austin 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 1408, 1500, and 1510 West Stassney Lane (Williamson Creek Watershed) from Neighborhood Node to Mixed Use Activity Hub/Corridor land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use Activity Hub/Corridor land use. Owner/Applicant: Stassney Land Partners, LP. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Dept. (512) 974-2695.

District(s): District 2

137. C14-2024-0033 - 1500 W. Stassney Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1408, 1500, and 1510 West Stassney Lane (Williamson Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district zoning, neighborhood commercial-neighborhood plan (LR-NP) combining district zoning, community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district zoning, and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Owner/Applicant: Stassney Land Partners LP (Max Ginsburg). Agent: Drenner Group (Leah Bojo). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 2

138. C14-2024-0028 - 11708 Pearce Ln Commercial - Conduct a public hearing and approve an

ordinance amending City Code Title 25 by rezoning property locally known as 11708 Pearce Lane (Onion Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to general commercial services (CS) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant general commercial services (CS) district zoning. Owner/Applicant: 11708 Pearce Lane LLC (Caleb Landes). Agent: Kimley-Horn and Associates, Inc. (Jonathan Sosebee). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 2

139. NPA-2022-0020.01 - Industrial Blvd and Terry O Ln - Conduct a public hearing and approve an ordinance amending Ordinance No. 20050818-Z001 the South Congress Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 439, 505, 509, 511, and 515 Industrial Boulevard and 4208 Terry O Lane (Blunn Creek and Williamson Creek Watershed) from Industry to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC. Agent: Glen Coleman. City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

140. C14-2022-0062 - Industrial Blvd & Terry O Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 439, 505, 509, 511, and 515 Industrial Boulevard and 4208 Terry O Lane (Blunn Creek and Williamson Creek Watershed). Applicant Request: To rezone from limited industrial service-neighborhood plan (LI-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC. Agent: Glen Coleman. City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

141. NPA-2022-0005.01 - Vargas 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 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds) from Commercial to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Vargas Properties I LTD & Jayco Holdings I LTD. Agent: Thrower Design, LLC (A. Ron Thrower and Victoria Haase). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

142. C14-2022-0107 - Vargas Mixed Use - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds). Applicant Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district

zoning to general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning on Tract 1 and to rezone from neighborhood commercial-neighborhood plan (LR-NP) combining district zoning to neighborhood commercial-density bonus 90-neighborhood plan (LR-DB90-NP) combining district zoning on Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-conditional overlay-density bonus 90-neighborhood plan (CS-CO-DB90-NP) combining district zoning on Tract 1 and neighborhood commercial-density bonus 90-neighborhood plan (LR-DB90-NP) combining district zoning on Tract 2. Owner/Applicant: Vargas Properties I Ltd and Jayco Holdings I Ltd (Jay Chernosky). Agent: Thrower Design, LLC (A. Ron Thrower). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

143. NPA-2023-0002.02 - 1307 and 1309 E. 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 1307 and 1309 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: JLCC Interests, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

144. C14-2023-0153 - 1307 and 1309 East 4th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1307 and 1309 East 4th Street (Lady Bird Lake Watershed) from transit oriented development-neighborhood plan (TOD-NP) combining district zoning (live-work subdistrict) to transit oriented development (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: JLCC Interests, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 3

145. C14-2023-0109 - 4323 South Congress Ave. - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 4321 1/2, 4323 1/2, and 4323 South Congress Avenue (Williamson Creek Watershed). Applicant Request: To rezone from limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, to change conditions of zoning. First reading approved on May 30, 2024. Vote 11-0. Owner/Applicant SE Austin Global Land, LLC. Agent: Drenner Group, PC (Leah M. Bojo). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

146. C14-2024-0039 - 3020 E Cesar Chavez - Conduct a public hearing and approve an ordinance



amending City Code Title 25 by rezoning property locally known as 3020 East Cesar Chavez Street (Colorado River Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Eastside Partners, LLC (James Eustace). Agent: Drenner Group, PC (Leah Bojo). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 3

147. C14-2024-0052 - 821 Woodward - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 703 1/2, 801, 805, and 821 Woodward Street (Blunn Creek Watershed). Applicant Request: To rezone from community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district zoning to community commercial-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Sachem, Inc. (John Mooney). Agent: Drenner Group (Amanda Swor). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 3

148. C14-2024-0018 - 2323 Town Lake Circle - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2323 Town Lake Circle (Lady Bird Lake Watershed). Applicant Request: To rezone from East Riverside Corridor (ERC) base district (neighborhood mixed use subdistrict) zoning to East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning, to include the entire lot in the hub boundary, and to increase the maximum building height to 160 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning, to include the entire lot in the hub boundary, and to increase the maximum building height to 160 feet through participation in a density bonus program. Owner/Applicant: 2323 Town Lake Circle Apartments LLC (Robyn and Jonathan Ganacas). Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Nancy Estrada, 512-974-7617, Planning Department.

District(s): District 3

149. C14-2023-0131 - E5ATX Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2613 and 2619 East 5th Street (Lady Bird Lake Watershed) from neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional

overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district zoning. Planning Commission Recommendation: To be reviewed on July 9, 2024. Owner/Applicant: E5ATX, LLC. Agent: Thrower Design, LLC (Victoria Haase). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 3

150. NPA-2023-0023.04 - 5810, 5812, and 5816 Berkman Drive - 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 5810, 5812, and 5816 Berkman Drive (Fort Branch Watershed) from Mixed Use/Office to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: WFT-ASW Property Management, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 4

151. C14-2023-0151 - 5810 Berkman Drive - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5810, 5812, and 5816 Berkman Drive (Fort Branch Watershed) from limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning. Owner/Applicant: WFT-ASW Property Management, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 4

152. NPA-2023-0023.03.SH - 6304 Manor Road - 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 6304 Manor Road (Little Walnut Creek Watershed) from Single Family to Mixed Use land use. Staff Recommendation and Planning Commission recommendation: To grant Mixed Use land use. Owner/Applicant: Anmol Mehra. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 4

153. C14-2024-0012.SH - 6304 Manor Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6304 Manor Road (Little Walnut Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to neighborhood commercial-mixed use-vertical mixed use-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial-mixed use-vertical mixed use-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district zoning. Owner/Applicant: Anmol Mehra. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning

Department, (512) 974-1057.

District(s): District 4

- 154.** C14-2024-0055 - East 51st Street & Cameron Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1110, 1122, 1138, 1200, 1202, 1206, 1208, 1210, 1212, 1216, and 1218 East 51st Street, 1101, 1105, 1109, 1125 1/2, 1127, 1205, 1209, and 1215 East 52nd Street, 5121 Cameron Road, and 5104, 5106, 5108, 5110, 5112, and 5114 Lancaster Court (Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district zoning, and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-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: 51st Center LLC, 1209 East Apartments LLC, Yellow 52 Investments LLC (Jonathan Saad). Agent: Drenner Group (Amanda Swor). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 4

- 155.** C14-2024-0056 - 8557 Research Blvd - Moon - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8557 Research Boulevard Service Road Northbound (Little Walnut Creek Watershed). Applicant Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning. Owner/Applicant: Town North Holdings, LLC (Munkyong Bae). Agent: Land Answers, Inc. (Tamara Mitchell). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

- 156.** C14-2024-0074 - 2209 Donley Drive - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2209 Donley Drive (Little Walnut Creek Watershed). Applicant Request: To rezone from North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (warehouse mixed use subdistrict) zoning to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (transit oriented development-gateway zone subdistrict) zoning. Staff Recommendation and Planning Commission Recommendation: To grant North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (transit oriented development-gateway zone subdistrict) zoning. Owner/Applicant: Marquardt Family LP (David Marquardt). Agent: Drenner Group PC (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

- 157.** C14-2022-0162 - 10601 N Lamar Blvd. - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 10601 and 10601 1/2 North Lamar Boulevard (Little Walnut Creek Watershed). Applicant Request: To rezone

from general commercial services-neighborhood plan (CS-NP) combining district zoning, limited office-neighborhood plan (LO-NP) combining district zoning, and family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning. First Reading approved on May 30, 2024. Vote: 11-0. Owner/Applicant: CSW 10601 N Lamar, LP. Agent: Drenner Group, PC (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

158. NPA-2023-0013.01 - 200 W. Mary - Conduct a public hearing and approve an ordinance amending Ordinance No. 20020523-32 the Bouldin Creek Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known 200 and 204 West Mary Street (East Bouldin Creek Watershed) from Single Family to Neighborhood Mixed Use land use. Applicant Request: To change the land use designation on the FLUM from Single Family to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Neighborhood Mixed Use land use. Owner/Applicant: Herb Bar Soco, LLC. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 9

159. C14-2023-0021 - 200 West Mary Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 200 and 204 West Mary Street (East Bouldin Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Owner/Applicant: Herb Bar Soco, LLC. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 9

160. C14-2024-0049 - Kenniston Court - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 504 Kenniston Drive (Waller Creek Watershed). Applicant Request: To rezone from townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant family residence-neighborhood plan (SF-3-NP) combining district zoning. Owner/Applicant: Waterlily Homes, LLC (Tina Barrett and Elizabeth Wimberley). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 4

161. C14-2022-0118(RCT) - St. John Redevelopment - Conduct a public hearing and approve a restrictive covenant termination for the property locally known as 800 East St. John Avenue - formerly 7211, 7309, and 7313 1/2 North Interstate Highway 35 Service Road Northbound, 819 1/2 Blackson Avenue, and 910 1/2 East St. Johns Avenue - (Buttermilk Branch Watershed). Applicant Request: To terminate the public restrictive covenant associated with zoning case C14-2022-0118. Staff Recommendation and Planning Commission Recommendation: To grant the public restrictive covenant termination. Owner/Applicant:

City of Austin (Michael Gates - Real Estate Officer). Agent: Christine Freundl, City of Austin (Financial Services Department). City Staff: Jonathan Tomko, Planning Department (512) 974-1057.

District(s): District 4

162. C14-2024-0022 - 2700 Del Curto Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2700 and 2702 Del Curto Road (West Bouldin Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation and Planning Commission Recommendation: To grant townhouse and condominium residence (SF-6) district zoning. Owner/Applicant: Miles Earney Agent: Land Answers, Inc. (Tamara Mitchell). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 5

163. C14-2024-0042 - 4005 and 4009 Banister Lane - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4005 and 4009 Banister Lane (West Bouldin Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and community commercial (GR) district zoning to community commercial-mixed use-vertical mixed use building-density bonus 90 (GR-MU-V-DB90) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-density bonus 90 (GR-MU-V-DB90) combining district zoning. Owner/Applicant: OP Park Place Property LLC. Agent: Drenner Group, P.C. (Amanda Swor). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 5

164. C14-2023-0154 - Randy Road - Hyman - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11401 Randy Road (Bull Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to single family residence large lot-conditional overlay (SF-1-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant single family residence large lot-conditional overlay (SF-1-CO) combining district zoning. Owner/Applicant: Eric and Laurie Hyman. Agent: Land Answers, Inc. (Jim Wittliff). City Staff: Sherri Sirwaitis, 512-974-3057. A valid petition has been filed in opposition to this rezoning request.

District(s): District 6

165. NPA-2022-0017.01 - Crestview Village - Approve second and third readings of an ordinance amending Ordinance No. 20081211-086 the Lamar/Justin Lane TOD Station Area Plan and Ordinance No. 040401-Z-2 the Crestview/Wooten Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to allow a maximum building height of 160 feet on property locally known as 6916, 6926, 6928 North Lamar Boulevard and 808, 810, 812, and 906 Justin Lane (Walnut Creek Watershed). Applicant Request: To grant a maximum building height of 160 feet. First Reading approved December 14, 2023. Vote: 10-0, Council Member Ryan Alter absent. Owner/Applicant: 3423 Holdings, LLC (Manager: Peter Barlin). Agent: Armbrust and Brown, PLLC (Michael J. Whellan). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 7

166. C14-2022-0035 - Crestview Village - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6916, 6926, 6928 North Lamar Boulevard and 808, 810, 812, and 906 Justin Lane (Walnut Creek Watershed). Applicant Request: To rezone from transit-oriented development-neighborhood plan (TOD-NP) combining district zoning to transit-oriented development-neighborhood plan (TOD-NP), to change a condition of zoning. First Reading approved December 14, 2023. Vote: 10-0 with Council Member Ryan Alter absent. Owner/Applicant: 3423 Holdings, LLC (Manager: Peter Barlin). Agent: Armbrust and Brown, PLLC (Michael J. Whellan). City Staff: Jonathan Tomko, Planning Department (512) 974-1057.

District(s): District 7

167. C14-2024-0014 - 15328 FM 1825 Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 15328 FM 1825 Road (Harris Branch Watershed). Applicant Request: To zone from interim-single family residence standard lot (I-SF-2) 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: De Souza Investments LLC (Aline De Souza). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

168. C14-2024-0045 - Burnet Hotel - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12905 and 12921 Burnet Road (Walnut Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and townhouse and condominium residence (SF-6) 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: Mopac Crossing LLC (Saeed Minhas). Agent: Viewpoint Engineering (Eric Beals). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

169. NPA-2023-0019.01 - Duval Street Residences - Conduct a public hearing and approve an ordinance amending Ordinance No. 040826-056 the Central Austin Combined Neighborhood Plan, an element to the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 3303 and 3305 Duval Street and 501 and 505 Harris Avenue (Waller Creek Watershed) from Single Family to Multifamily Residential land use. Staff Recommendation and Planning Commission Recommendation: To grant Multifamily Residential land use. Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire). Agent: CleanTag Permits (Linda Sullivan). City Staff: Maureen Meredith, Planning Dept. (512) 974-2695.

District(s): District 9

170. C14-2024-0035 - Duval Street Residences - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3303 and 3305 Duval Street and 501 and 505 Harris Avenue (Waller Creek Watershed). Applicant Request: To rezone from family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district zoning to multifamily residence limited density-neighborhood plan (MF-1-NP) combining district zoning. Staff Recommendation and

Planning Commission Recommendation: To grant multifamily residence limited density-neighborhood plan (MF-1-NP) combining district zoning. Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire). Agent: Clean Tag Permits (Linda Sullivan). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 9

171. NPA-2023-0025.01 - 5725 W. US Hwy 290 Eastbound - Conduct a public hearing and approve an ordinance amending Ordinance No. 20081211-096 the Oak Hill 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 5725 West US 290 Highway Eastbound (Barton Creek Watershed - Barton Springs Zone) from Neighborhood Mixed Use land use to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Cheryl Ogle. Agent: DuBois, Bryant & Campbell, LLP (David Hartman). City Staff: Maureen Meredith, Planning Department, (512) 974-2695. This action concerns land located within the Barton Springs Zone.

District(s): District 8

172. C14-2024-0040 - 5725 W US Hwy 290 Eastbound - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5725 West US 290 Highway Eastbound (Barton Creek Watershed - Barton Springs Zone). Applicant Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning to community commercial-density bonus 90-neighborhood plan (GR-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: Cheryl Ogle. Agent: DuBois Bryant & Campbell, LLP (David Hartman). City Staff: Marcelle Boudreaux, 512-974-8094. This action concerns land located within the Barton Springs Zone.

District(s): District 8

173. C14-2024-0025.SH - St. Martin's Senior Housing - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1500 and 1500 1/2 Rio Grande Street and 700 and 710 1/2 West 15th Street (Shoal Creek Watershed). Applicant Request: To rezone from general office (GO) district zoning and family residence (SF-3) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Staff Recommendation and Zoning and Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Owner/Applicant: St. Martin's Evangelical Lutheran Church. Agent: Drenner Group, PC (Leah Bojo). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 9

174. C14-2024-0044 - University Park North - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3800, 3808, and 3810 North Interstate Highway 35 Service Road Southbound, 1015 and 1017 East 38th Half Street, and 1014 and 1016 East 38th Street (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning 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: GDC-NRG IH35 LLC (Adam Moore). Agent: Land Use Solutions (Michele Haussmann). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 9

175. C14-2024-0043 - University Park South - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1015 East 38th Street and 3703 Harmon Avenue (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning 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: GDC-NRG IH35 LLC (Adam Moore) and 3703 Harmon LP (Anthony Clarke). Agent: Land Use Solutions (Michele Haussmann). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 9

176. C14-2024-0038 - 2001, 2003, 2005, 2007 S. Lamar DB90 Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2001, 2003, 2005, and 2007 South Lamar Boulevard (West Bouldin Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building (CS-V) combining district zoning to general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district zoning on Tracts 1, 3 and 4, and from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning on Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district zoning on Tracts 1, 3 and 4, and general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning on Tract 2. Owner/Applicant: GDC-NRG South Lamar LLC (Adam Moore). Agent: DuBois Bryant & Campbell, LLP (David Hartman). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 9

177. C14-2024-0063 - 501 Pedernales Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 501 Pedernales Street and 2503, 2505, 2507, 2511 East 6th Street (Lady Bird Lake Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density



bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning.  
Owner/Applicant: Pedernales Property Holdings, LLC (Jesus Turullols). Agent: Land Use Solutions (Michele Haussmann). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 3

- 178.** C14-2024-0073 - 2700 S. Lamar DB90 Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2800 and 2802 South Lamar Boulevard and 2805 and 2807 Skyway Circle (Barton Creek Watershed-Barton Springs Zone). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning on Tract 1 and from community commercial-mixed use-vertical mixed use building-conditional overlay (GR-MU-V-CO) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (GR-MU-V-CO-DB90) combining district zoning on Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning on Tract 1 and to grant community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (GR-MU-V-CO-DB90) combining district zoning on Tract 2. Owner/Applicant: Seamless LMA, Ltd (John Mooney). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Marcelle Boudreaux, 512-974-8094. This action concerns land located in the Barton Springs Zone.

District(s): District 5

- 179.** C14-2024-0053 - 2709 S. Lamar Blvd - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2709 South Lamar Boulevard (West Bouldin Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building (CS-V) combining district zoning to general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-density bonus 90 (CS-V-DB90) combining district zoning. Owner/Applicant: SL6 South Lamar LP (John Kiltz). Agent: Land Use Solutions (Michele Haussmann). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 5

- 180.** C14-2024-0070 - 3117 & 3121 E. 12th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3117 and 3121 East 12th Street (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning 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: 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. Planning Commission Recommendation: To be reviewed July 9, 2024. Owner/Applicant: 3121 E. 12th Horizontal Investors, LP (Michael Bernstein). Agent: Armbrust & Brown (Michael J. Whellan). City Staff: Marcelle Boudreaux,

512-974-8094.

District(s): District 1

- 181.** C14-2024-0076 - Allandale Car Wash Redevelopment DB90 Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7320 Burnet Road (Shoal Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning. Owner/Applicant: Seamless GCW, GP, Ltd. (Joe Warnock). Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 7

- 182.** C14-2023-0110 - 1230 East 38th 1/2 Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1230, 1300, 1400, 1402, and 1406 East 38th Half Street (Boggy Creek Watershed) from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. 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: 38th Half St Holding LLC; 1230 E. 38th Half St Holding 2 LLC; Cherrywood Austin LLC; 706 W 34th LLC; Nasteb Keystone Family LTD. Agent: Drenner Group, PC (Amanda Swor). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 9

- 183.** NPA-2024-0016.01.SH - 4900 Gonzales Redevelopment - Conduct a public hearing and approve an ordinance amending Ordinance No. 030327-12, the Govalle/Johnston Terrace 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 4900 Gonzales Street (Boggy Creek Watershed) from Civic to Mixed Use land use. Staff Recommendation: To grant Mixed Use land use. Planning Commission Recommendation: To be reviewed on July 9, 2024. Owner/Applicant. Austin Independent School District (AISD). Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

- 184.** C14-2024-0019.SH - 4900 Gonzales Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4900 Gonzales Street (Boggy Creek Watershed). Applicant Request: To rezone from public-neighborhood plan (P-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: 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. Planning Commission Recommendation: To be reviewed July 9, 2024. Owner/Applicant: Austin Independent School District (AISD). Agent: Hush Blackwell, LLP and The NRP Group (Nikelle Meade and Nick Walsh). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 3

## **Adjourn**

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For assistance, please call 512-974-2210 or TTY users route through 711.

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.