



# City of Austin

## Agenda

### City Council Work Session

*Mayor Steve Adler*

*Mayor Pro Tem Natasha Harper-Madison, District 1*

*Council Member Vanessa Fuentes, District 2*

*Council Member Sabino "Pio" Renteria, District 3*

*Council Member Gregorio Casar, District 4*

*Council Member Ann Kitchen, District 5*

*Council Member Mackenzie Kelly, District 6*

*Council Member Leslie Pool, District 7*

*Council Member Paige Ellis, District 8*

*Council Member Kathie Tovo, District 9*

*Council Member Alison Alter, District 10*

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Tuesday, May 18, 2021

9:00 AM

Via Videoconference

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*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.**

#### **A. Pre-Selected Agenda Items**

#### **B. Briefings**

- B1.** American Rescue Plan Spending Framework.
- B2.** Update on the Aspen Heights Negotiation (HealthSouth).
- B3.** Staff response to Resolution No. 20210506-070 relating to individuals experiencing homelessness.

#### **C. Council Items of Interest**

#### **D. Council Discussion**

#### **E. Executive Session**

- E1.** Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).
- E2.** Discuss real estate and legal matters related to the purchase, exchange, lease or value of the Candlewood Suites located at 10811 Pecan Park Blvd., Bldg. 2, Austin, Texas 78750 (Real property -Section 551.072 of the Government Code and Private consultation with legal counsel -Section

551.071 of the Government Code).

**Adjourn**

## Consent Agenda

### Approval of Minutes

1. Approve the minutes of the Austin City Council special called of May 4, 2021, work session of May 4, 2021, regular meeting of May 6, 2021, special called of May 11, 2021, special called of May 11, 2021 and special called of May 11, 2021.

### Austin Water

2. Authorize negotiation and execution of a financing agreement with the Texas Water Development Board (TWDB) for a 20-year low-interest loan in the amount of \$18,000,000 through TWDB's State Water Implementation Fund for Texas loan program, for the implementation of Austin Water's Advanced Metering Infrastructure program.

Strategic Outcome(s): Government That Works For All.

### Capital Contracting Office

3. Authorize the execution of Change Order #4 to the construction contract with Santa Clara Construction, Ltd. (MBE), for the Brentwood/Arcadia Water and Wastewater Pipeline Renewal project, in the amount of \$600,000 plus an additional contingency in the amount of \$44,000, for a total contract amount not to exceed \$6,792,694.80.

[Note: This change order will be executed in compliance with City Code 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 95.05% MBE and 4.01% WBE.].

Strategic Outcome(s): Mobility; Health and Environment.

District(s): District 7

4. Authorize award and execution of a construction contract with Facilities Rehabilitation Inc. (MBE), for the Lake Austin - Meredith Street Storm Drain Improvements project in the amount of \$3,485,119.00 plus a \$348,511.90 contingency, for a total contract amount not to exceed \$3,833,630.90.

[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 99.14% MBE and 0.86% WBE participation.].

Strategic Outcome(s): Safety.

District(s): District 10

5. Authorize award and execution of a construction contract with M. A. Smith Contracting Co. Inc., for the North Tarrytown Water and Wastewater Pipeline Renewal project in the amount of \$4,880,010 plus a \$488,001 contingency, for a total contract amount not to exceed \$5,368,011.

[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

9.25% MBE and 1.42% WBE participation.]

Strategic Outcome(s): Health and Environment

District(s): District 10

6. Authorize negotiation and execution of an amendment to the professional services agreement with HVJ Associates, Inc. (MBE), for civil engineering services for the Street Pavement Rehabilitation Program project in the amount of \$2,000,000, for a total contract amount not to exceed \$3,000,000.

[Note: This contract was awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is by meeting the goals with 98.88% MBE and 1.12% WBE participation.].

Strategic Outcome(s): Safety and Mobility.

### **Community Court**

7. Authorize negotiation and execution of Amendment No. 6 to the interlocal agreement with Austin Travis County Mental Health Mental Retardation Center, d/b/a Integral Care, for the Homeless Outreach Street Team, which connects homeless individuals and families with the initial services necessary to achieve stability and recovery, to increase funding in the amount of \$600,000 effective June 1, 2021, and to add three 12-month renewal options, in the amount of \$399,354 per renewal option, beginning October 1, 2021, for a total contract amount not to exceed \$3,381,832.

Strategic Outcome(s): Economic Opportunity and Affordability.

### **Emergency Medical Services**

8. Approve third reading of an ordinance granting a non-emergency medical transfer franchise to Viking Enterprises, Inc., d/b/a City Ambulance Service, in accordance with City Code Chapter 10-2.

Strategic Outcome(s): Safety.

### **Housing and Planning**

9. Amend the Fiscal Year 2020-2021 Housing and Planning Department fee schedule of Ordinance No. 20200812-002 to include the Downtown Density Bonus Program in-lieu fees and amending Ordinance No. 20130627-105 to remove the Downtown Density Bonus Program in-lieu fees.

Strategic Outcome(s): Economic Opportunity and Affordability.

### **Office of Real Estate Services**

10. Authorize the negotiation and execution of all documents and instruments necessary or desirable to sell approximately 2,152.09 acres of land, more or less, including all structures and improvements situated thereon, out of Section 13, Block 72, and Sections 17, 18, 16 and 15, Block C-9, Public School Land Survey, Reeves County, Texas save and except all oil, gas and other minerals in, on and under said land as reserved by prior grantors and subject to all oil and gas leases, easements, rights of way, and covenants and restrictions of record in the Office of the County Clerk of Reeves County, Texas to Double B Group, LLC, in the amount of \$1,076,045.

Strategic Outcome(s): Government that Works for All.

11. Approve an ordinance authorizing negotiation and execution of the fourth amendment to the license agreement with Austin Pets Alive for use of the Town Lake Animal Center located at 1156 W. Cesar Chavez, Austin, Texas, to commence on May 23, 2021 and terminate August 23, 2021, authorizing waiver of the appraisal and annual license fees required under City Code Sections 14-11-42 and 14-11-43 and declaring an emergency.

Strategic Outcome(s): Government that Works for All.

District(s): District 9

## **Parks and Recreation**

12. Authorize the negotiation and execution of a park operations and maintenance agreement with Pease Park Conservancy for the operation, maintenance, and programming for certain portions of the Pease District Park.

Strategic Outcome(s): Health and Environment; Culture and Lifelong Learning; Government that Works for All.

District(s): District 9

13. Approve the preferred redevelopment scenario for design and construction of the Dougherty Arts Center's replacement at Butler Shores Park.

Strategic Outcome(s): Health & Environment; Culture & Lifelong Learning; Mobility.

## **Public Health**

14. Authorize negotiation and execution of amendments to contracts to enhance and support local HIV-related prevention services for the Integrated HIV Programs for Health Departments Initiative to increase funding for a 10-month term beginning October 1, 2020 with the following subrecipient-providers: Wright House Wellness Center in an amount not to exceed \$140,000, for a revised total agreement amount not to exceed \$160,053; and AIDS Services of Austin, Inc. d/b/a Vivent Health in an amount not to exceed \$140,000, for a revised total agreement amount not to exceed \$179,269.

Strategic Outcome(s):

Health and Environment.

15. Approve an ordinance amending the Fiscal Year 2020-2021 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20200812-001) to add 1.0 full-time equivalent grant funded position for the United Way for Greater Austin, Texas Family Connects Program.

Strategic Outcome(s): Health and Environment.

16. Authorize award, negotiation, and execution of an agreement with The SAFE Alliance to manage the City-owned domestic violence shelter and provide supportive services, housing assistance, and direct client assistance in an amount not exceed \$2,000,000 in ongoing funding and \$100,000 in one-time funding, for the term of May 20, 2021 through September 30, 2022, with three 12-month extension options each in an amount not to exceed \$2,000,000, for a total agreement amount not to exceed \$8,100,000.

Strategic Outcome(s): Health and Environment.

17. Authorize negotiation and execution of an agreement with Caritas of Austin to provide permanent supportive housing to disabled individuals who have experienced chronic homelessness, in an amount not to exceed \$2,992,800 for the term July 1, 2021 to September 30, 2022, with three 12-month extension options each in an amount not to exceed \$2,671,680, for a total agreement amount not to exceed \$11,007,840.

Strategic Outcome(s): Economic Opportunity and Affordability.

District(s): District 7

18. Authorize negotiation and execution of an agreement with Austin/Travis County Mental & Health Mental Retardation Center (d/b/a Integral Care) to provide permanent supportive housing to disabled individuals who have experienced chronic homelessness, in an amount not to exceed \$1,558,200 for the term July 1, 2021 to September 30, 2022, with three 12-month extension options each in an amount not to exceed \$1,199,220, for a total agreement amount not to exceed \$5,155,860.

Strategic Outcome(s):

Economic Opportunity and Affordability.

District(s): District 6

19. Approve the appointment of Desmar Walkes, M.D. as the Health Authority, and designation of Ming Tang, M.D. and Sharon Melville, M.D. as the Alternate Health Authorities for Austin/Travis County.

Strategic Outcome(s): Health and Environment.

## **Purchasing Office**

20. Authorize negotiation and execution of a contract with Agilent Technologies Inc., to provide an inductively coupled plasma optical emission spectrometer, in an amount not to exceed \$93,367.

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

Strategic Outcome(s): Health and Environment; Safety.

21. Authorize negotiation and execution of a contract with Joyce M. James d/b/a Joyce James Consulting, to provide equity training, in an amount not to exceed \$150,000.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C 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).

Strategic Outcome(s): Economic Opportunity and Accountability.

22. Authorize negotiation and execution of a multi-term contract with ComPsych Employee Assistance, Inc., or one of the other qualified offerers to Request for Proposals 5800 JTH3004, for counseling services, for up to four years for a total contract amount not to exceed \$960,000.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C 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).

Strategic Outcome(s): Government That Works for All; Health and Environment.

23. Authorize award of two contracts with Grande Ford Truck Sales, Inc., d/b/a Grande Truck Center, and Longhorn International Trucks LTD, d/b/a Kyrish Truck Centers, Kyrish Truck Centers of Austin, to provide original equipment manufacturer parts and repair services for refuse truck cabs and chassis, each for a term of five years in an amount not to exceed \$5,084,000, divided between the contractors.

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

Strategic Outcome(s): Mobility.

24. Authorize award of a multi-term contract with Xcessories Squared Development & Mfg., Inc., to provide square steel posts and sign hardware, for up to five years for a total contract amount not to exceed \$13,248,474.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D 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).

Strategic Outcome(s): Safety; Mobility.

25. Authorize negotiation and execution of a cooperative contract with G4S Secure Solutions (USA) Inc., to provide unarmed security guard services to Municipal Court and the Downtown Austin Community Court, for a term of one year for a total contract amount not to exceed \$1,222,860.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C 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).

Strategic Outcome(s): Safety.

26. Authorize award of a contract with A&E Welding, LLC, to provide welding and fabrication services for medium to heavy-duty vehicles and equipment, for a term of five years in an amount not to exceed \$830,000.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C 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).

Strategic Outcome(s): Mobility.

## Item(s) from Council

27. 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.
28. Approve a resolution directing the City Manager to have the City of Austin formally participate in the revision of the Capital Area Council of Government's 2019-2023 Austin-Round Rock-Georgetown MSA Regional Air Quality Plan by committing to certain fine particulate matter emissions reduction measures and prioritizing certain high-impact strategies for fine particulate matter emissions awareness and reduction.
- Sponsors:** Council Member Paige Ellis, Mayor Steve Adler, Council Member Alison Alter, and Council Member Vanessa Fuentes
29. Approve a resolution directing the City Manager to participate in the Capital Metro Equitable Transit Oriented Development Study and community engagement efforts; to develop an Equitable Transit Oriented Development Policy Plan to achieve specified goals, including, but not limited to identifying methods to address community displacement, exploring opportunities to fund affordable housing, creating diverse housing options near transit, and encouraging multimodal transportation; and identify potential funding for the policy plan development.
- Sponsors:** Mayor Pro Tem Natasha Harper-Madison, Council Member Gregorio Casar, Mayor Steve Adler, Council Member Vanessa Fuentes, and Council Member Paige Ellis
30. Approve a resolution directing the City Manager to explore the creation of a Cultural Climate District for the South Shore/Barton Springs Area including Butler Shores, recognize Butler Shores as a City Cultural Park, conduct necessary analyses and inventories of the area, and report to Council regarding next steps.
- Sponsors:** Council Member Ann Kitchen, Council Member Leslie Pool, Council Member Vanessa Fuentes, Council Member Kathie Tovo, and Council Member Paige Ellis

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

31. Set a public hearing to receive public comment on the City's draft Fiscal Year 2021-2022 Action Plan that will be submitted to U.S. Department of Housing and Urban Development as part of the City's application for federal funding. (Suggested date: June 10, 2021, at Austin City Hall, 301 W. Second Street, Austin, Tx).
- Strategic Outcome(s):** Economic Opportunity and Affordability.
32. Set a public hearing related to an application by Cypress Creek Stoney Ridge LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Cypress Creek Apartment Homes at Stoney Ridge, located at or near the north of intersection at Elroy Road and Ross Road, Austin, Texas 78617 within the City. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, Tx).
- Strategic Outcome(s):** Economic Opportunity and Affordability.
33. Set a public hearing related to an application by LDG Fox Hollow, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity

bond program to be known as Fox Hollow, located at or near 2117 Brandt Road, Austin, TX 78744, within the City. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, Tx).

Strategic Outcome(s): Economic Opportunity and Affordability.

34. Set a public hearing related to an application by Pedcor Investments-2021-CLXXXIII, L.P., or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Interport Apartments, located at or near the northwest quadrant of the intersection of Highway 71 and TX-130, within the City. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Strategic Outcome(s): Economic Opportunity and Affordability.

35. Set a public hearing related to an application by McKinney Falls Apartments, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Parkside Apartments, located at or near 5200 McKinney Falls Parkway, Austin, Texas 78744, within the City's extraterritorial jurisdiction. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Strategic Outcome(s): Economic Opportunity and Affordability.

36. Set a public hearing related to an application by LDG The Henderson on Reinli, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as The Henderson at Reinli, located at or near 1101 Reinli Street, Austin, TX 78723, within the City. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Strategic Outcome(s): Economic Opportunity and Affordability.

37. Set a public hearing related to an application by LDG The Matador, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as The Matador, located at or near 5900 S. Congress Avenue, TX 78745, within the City. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Strategic Outcome(s): Economic Opportunity and Affordability.

38. Set a public hearing related to an application by LDG The Ridge at East Village, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as The Ridge at East Village, located at or near 4801 E. Yager Lane, Austin, TX 78653, within the City's extraterritorial jurisdiction. (Suggested date: Thursday, June 3, 2021, Austin City Hall, 301 W. 2nd Street, Austin, TX).

Strategic Outcome(s): Economic Opportunity and Affordability.

## Non-Consent

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

39. Approve a resolution initiating an update to the Austin Strategic Housing Blueprint.

Sponsors: Housing and Planning Committee

**Public Hearings and Possible Actions**

- 40. Conduct a public hearing and approve an ordinance adopting the twelfth modification to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area to align with proposed amendments to the East 11th and 12th Street Neighborhood Conservation Combining Districts.

District(s): District 1

**Executive Session**

- 41. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).

**Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)**

- 42. C14-2020-0112 - Delta Kappa Gamma Society International - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 416 West 12th Street (Shoal Creek Watershed). Applicant’s Request: To rezone from general office (GO) district zoning to downtown mixed use (DMU) district zoning. First Reading approved downtown mixed use-conditional overlay (DMU-CO) combining district zoning on May 6, 2021. Vote: 9-0, Mayor Pro Tem Harper-Madison - off the dais; Council Member Tovo - recused. Owner/Applicant: Delta Kappa Gamma Society International (Nita Scott). Agent: Armbrust & Brown, PLLC (Michael J. Whellan, Michael J. Gaudini). City Staff: Mark Graham, 512-974-3574.

District(s): District 9

**Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

- 43. C14-2021-0024 - Tech Ridge Liquor Store - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12401 Tech Ridge Boulevard (Walnut Creek Watershed). Applicant Request: To rezone from community commercial (GR) district zoning to commercial-liquor sales (CS-1) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant commercial-liquor sales (CS-1) district zoning. Owner/Applicant: Factor Real Estate LLC (Alvin Morin). Agent: Permit Solutions LLC (Jennifer Smith). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

- 44. C14-2021-0002.SH - Juniper Creek - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11630 North Lamar Boulevard (Walnut Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and mobile home residence (MH) district zoning to community commercial-mixed use (GR-MU) combining district zoning. Staff and Zoning and Platting Commission Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 1 and limited office-mixed use (LO-MU) combining district, zoning for Tract 2. Owner/Applicant: FC Austin Twelve Housing Corp. (Walter Moreau). Agent: Civiltude, LLC (Aisling Riley). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

45. C14-2021-0029 - Acton Site - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1404 E. Riverside (Lady Bird Lake and Harper's Branch Watersheds). Applicant Request: To rezone from East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to provide eligibility for the density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to provide eligibility for the density bonus program. Owner/Applicant: Acton School of Business (Jeff Sandefer). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Kate Clark, 512-974-1237.

District(s): District 9

46. C14-2021-0030 - Aloft Hotel - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4108 South IH 35 Service Road Southbound (Williamson Creek Watershed). Applicant's Request: To rezone from limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, to change a condition of zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, to change a condition of zoning. Owner: Savancer Land LLC (Trushyap Patel). Agent: Land Use Solutions, LLC (Michele Haussmann). City Staff: Wendy Rhoades, 512-974-7719.

District(s): District 3

47. C814-2020-0132 - Central Health PUD - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 601 East 15th Street (Waller Creek Watershed). Applicant's Request: To rezone from public (P) district zoning to planned unit development (PUD) district zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development (PUD) district zoning. Planning Commission Recommendation: To be reviewed on May 11, 2021. Owner/Applicant: Travis County Healthcare District dba Central Health (Mike Geeslin). Agent: City of Austin, Housing and Planning Department (Jerry Rusthoven). City Staff: Jerry Rusthoven, 512-974-3207.

District(s): District 1

48. NPA-2020-0016.04 - 712 & 714 Pedernales Street and 2409 Coronado Street -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 712 and 714 Pedernales Street and 2409 Coronado Street (Lady Bird Lake Watershed) from Single Family to Mixed Use land use. Staff Recommendation: To grant Mixed Use land use. Planning Commission recommendation: To be reviewed on May 11, 2021. Owners/Applicants: Jose Soto. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Maureen Meredith, Housing and Planning Department, (512) 974-2695.

District(s): District 3

49. C14-2021-0011 712 & 714 Pedernales Street and 2409 Coronado Street-Conduct a public

hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 712 and 714 Pedernales Street and 2409 Coronado Street (Lady Bird Lake Watershed).

Applicant's Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. To be heard May 11, 2021.

Owner/Applicant: Jose Soto. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 3

50. C14-2021-0033 - East 11th Street Neighborhood Conservation Combining District (NCCD) Amendment - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as the East 11th Street NCCD, within the boundaries of IH-35 Northbound frontage road between East 12th Street and the northern alley of East 7th Street; East 11th Street from IH-35 to Navasota Street; Juniper Street between Branch Street and Navasota Street; Rosewood Avenue between Navasota Street and the eastern property line of 1314 Rosewood Avenue; and a segment of San Bernard Street) (Lady Bird Lake Watershed and Waller Creek Watershed). Applicant's request: To rezone property within the boundaries of the East 11th Street NCCD to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses. The proposed changes will not change any base zoning districts within the NCCD. Planning Commission Recommendation: To be reviewed on May 25, 2021. Agent: City of Austin, Housing and Planning Department. This is a City of Austin initiated zoning change. City Staff: Mark Walters, 512-974-7695.

District(s): District 1

51. C14-2021-0037 - East 12th Street Neighborhood Conservation Combining District (NCCD) Amendment - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as the East 12th Street NCCD, within the boundaries of the north side of East 12th Street between the IH-35 North frontage road and Poquito Street and the south side of East 12th Street between Branch Street and Poquito Street. (Lady Bird Lake Watershed and Waller Creek Watershed). Applicant's Request: To rezone property within the boundaries of the East 12th Street NCCD to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses. The proposed changes will not change any base zoning districts within the NCCD. Planning Commission Recommendation: To be reviewed on May 25, 2021. Agent: City of Austin, Housing and Planning Department. This is a City of Austin initiated zoning change. City Staff: Mark Walters, 512-974-7695.

District(s): District 1

52. C814-2020-0104 Springdale Green PUD - District 3 - Conduct a public hearing and approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1011 and 1017 Springdale Road (Boggy Creek and Tannehill Branch Watersheds). Applicant's Request: To rezone from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district zoning to

planned unit development-neighborhood plan (PUD-NP) combining district zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. First reading approved planned unit development-neighborhood plan (PUD-NP) combining district zoning on April 22, 2021. Vote: 7-0; Council members Alter, Fuentes, and Kitchen- Abstained; Council member Kelly- Off the dais. Owner/Applicant: AUS Springdale LLC (Phillip A. Verinsky). Agent: Armbrust and Brown, PLLC (Michael Whellan). City Staff: Heather Chaffin, 512-974-2122.

District(s): District 3

- 53.** C14-2021-0016 Northwind Apartments - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11122, 11204, 11208, and 11216 Cameron Road (Harris Branch Watershed). Applicant's Request: To zone from unzoned (UNZ) to multifamily residence medium density (MF-3) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant multifamily residence medium density (MF-3) district zoning. Owner/Applicant: Schroeder Family Trust, Ester Schroeder, Kim N. Nguyen, Hai Nguyen, and DADMK Inc. Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Heather Chaffin, 512-974-2122. Adjacent to District 1.
- 54.** C14-2021-0007 - Sunrise Mini Mart Rezoning - Conduct a public hearing and approve an ordinance amending City Code Tile 25 by rezoning property locally known as 913 and 915 West Oltorf Street (West Bouldin Creek Watershed). Applicant request: To rezone from neighborhood commercial (LR) district zoning and general commercial services (CS) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning, as amended. Staff Recommendation and Planning Commission Recommendation (prior to applicant's amended request): To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning. Owner: 11800 Metric Inc (Abdul K Patel). Agent: Land Answers, Inc (Jim Wittliff). City Staff: Kate Clark, 512-974-1237. A valid petition has been filed in opposition to this rezoning case.

District(s): District 3

## Consent Agenda

### Development Services

55. Approve an ordinance waiving or reimbursing certain development fees and infrastructure support in the amount of \$2,205,601 for construction of Phase III and \$2,106,601 for construction of Phase IV of Community First! Village by Mobile Loaves & Fishes.

Strategic Outcome(s): Economic Opportunity & Affordability.

### Public Health

56. Authorize negotiation and execution of an agreement with Caritas of Austin to provide permanent supportive housing to disabled individuals who have experienced chronic homelessness, in an amount not to exceed \$1,200,000 for a 28-month term ending on September 30, 2023, with two 12-month extension options, each in an amount not to exceed \$500,000,, for a total agreement amount not to exceed \$2,200,000.

Strategic Outcome(s): Economic Opportunity and Affordability.

57. Ratify an interlocal agreement with University of Texas at Austin to implement and evaluate research-driven pilot projects to improve the well-being of long-term care staff in Travis County, for a five-month term ending on September 30, 2021, for a total agreement amount not to exceed \$90,000.

Strategic Outcome(s): Health and Environment.

58. Authorize negotiation and execution of an agreement with the Ending Community Homelessness Coalition, Inc. for the Investing for Results program to provide training and technical assistance on program and data reporting standards to agencies serving persons who are experiencing homelessness, for one 12-month term ending on May 31, 2022, in an amount not to exceed \$279,000.

Strategic Outcome(s):

Economic Opportunity and Affordability.

59. Authorize negotiation and execution of an agreement with Austin/Travis County Mental Health and Mental Retardation, d/b/a Integral Care, to provide substance misuse services to low-income individuals in Austin, in an amount not to exceed \$229,924 for the 10-month term ending on March 31, 2022 and for each three 12-month extension options, for a total agreement amount not to exceed \$919,696.

Strategic Outcome(s): Health and Environment.

### Item(s) from Council

60. Approve a resolution directing the City Manager to explore funding in an amount not to exceed \$25 million from the American Rescue Plan, General Revenue, and other city, state, and federal funding sources, to stabilize the Austin cultural arts and music communities as they combat the economic effects of the COVID-19 pandemic and Winter Storm Uri.

Sponsors:

Council Member Vanessa Fuentes, Mayor Steve Adler, Council Member Leslie Pool, and Council Member Ann Kitchen

61. Approve a resolution directing the City Manager to create a pilot payment system for medical services provided by paramedic practitioners and physicians within the Office of the Chief Medical Officer; to return to City Council by June 30, 2021 with an update on the pilot payment system; and to deliver a plan to City Council regarding the acceleration and/or expansion of the program, including the hiring of additional paramedic practitioners and clinical staff.

Sponsors: Council Member Alison Alter, Mayor Pro Tem Natasha Harper-Madison, Council Member Vanessa Fuentes, Council Member Ann Kitchen, and Council Member Paige Ellis

62. Approve a resolution directing the City Manager to explore the creation of a Cultural and Climate Innovation District for the South Shore/Barton Springs Area including Butler Shores and surrounding South Austin cultural assets, recognize Butler Shores as a City Cultural Park, conduct necessary analyses and inventories of the area, and report to Council regarding next steps and a timeline.

Sponsors: Council Member Ann Kitchen, Council Member Leslie Pool, Council Member Vanessa Fuentes, Council Member Kathie Tovo, and Council Member Paige Ellis

63. Approve a resolution directing the City Manager to engage stakeholders and to consult with Austin Water and the Austin Water Task Force regarding the implementation of certain Water Forward strategies to ensure the most comprehensive diversification of the City's water supply and conservation portfolio and to provide guidance on a proposed revised timetable to prepare for impending future population growth and drought conditions.

Sponsors: Council Member Kathie Tovo, Council Member Alison Alter, Council Member Vanessa Fuentes, and Council Member Leslie Pool

## Non-Consent

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

64. Approve the appointment of Kendra Garrett to serve as a private sector representative on the Community Development Commission.

Sponsors: Housing and Planning Committee

65. Approve a resolution initiating amendments to City Code Chapter 25-9 (Water and Wastewater) related to implementing Water Forward, initiating an ordinance waiving certain process requirements under City Code Section 25-1-502, directing the City Manager to provide recommendations to mitigate the new building requirement impacts to affordability, and directing the City Manager to address the increased need for flood protection through implementation and assessment of Water Forward strategies.

Sponsors: Austin Water Oversight Committee

## Executive Session

66. Discuss real estate and legal matters related to the purchase, exchange, lease or value of the Candlewood Suites located at 10811 Pecan Park Blvd, Bldg. 2, Austin, TX 78750 (Real property -Section 551.072 of the Government Code and Private consultation with legal counsel -Section 551.071 of the Government Code).

## **Public Hearings and Possible Actions**

67. Conduct a public hearing and approve an ordinance for the full-purpose annexation of approximately 28.3 acres located in Travis County near 11122, 11204, 11208, and 11216 Cameron Road, and authorize negotiation and execution of a written agreement with the owner of the land for the provision of services. The property is adjacent to Austin Council District 1.

*Strategic Outcome(s):* Government that Works for All